



144 Cameron Drive, Kilmarnock KA3 7PL
Offers Over £79,000

Superb opportunity to purchase this MID TERRACED VILLA found within this sought after and popular residential location offers ideal family accommodation over two levels comprising entrance hall, well proportioned lounge with dining area to the rear and access to the kitchen to the side. The kitchen which would benefit from upgrading has a range of floor standing and wall mounted units is also accessed from the reception hall and provides access to the fully enclosed hard landscaped rear gardens.

On the upper level there are three well proportioned bedrooms and a shower room. Features of this property include fully enclosed private gardens to front and rear, gas central heating and double glazing.

The property is found within the New Farm Loch area of Kilmarnock and as such is ideally placed to benefit from the wide and varied amenities found locally. Kilmarnock itself offers an excellent range of shopping to include many High Street names as well as various supermarkets. Public transport facilities include regular bus services on Grassyards Road with frequent rail travel from Kilmarnock Town Centre. For the motorist Grassyards Road provides direct easy access to the A77/M77 Motorway. Schooling is available locally at both primary and secondary levels.

This is an attractively priced family home within a popular sought after setting close to all amenities, the property does require general upgrading, this has been reflected in the asking price.

DIMENSIONS

Lounge	25'7" x 11'2" narrowing to 8'5"
Kitchen	9'8" x 8'11"
Bedroom One	8" x 9'2"
Bedroom Two	12'11" x 8'6"
Bedroom Three	9'6" x 8'4"
Shower room	6'0" x 6'6"

COUNCIL TAX

Band B

ENERGY RATING

C

FEATURES

General upgrading required
Sought after locale
Three spacious bedrooms
Enclosed gardens to the rear
Double glazing
Central heating

INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

TRAVEL DIRECTIONS

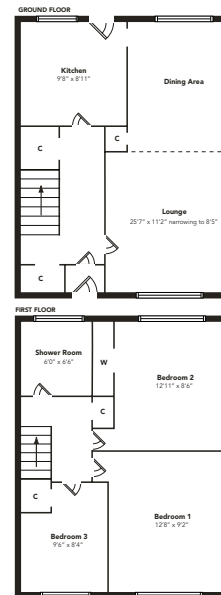
Travelling from Kilmarnock Town Centre on London Road, turn left at traffic lights into Holehouse Road. Take second left into Grassyards Road and continue on Grassyards Road passing through roundabout and continue on Grassyards Road, the property sits on the right set back on Cameron Drive.

VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

ENTRY DATE

By arrangement



Floorplans are indicative only - not to scale
Produced by iRushplans.co.uk



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



7-9 Grange Place, Kilmarnock KA1 2BH

T. 01563 522 137

Email. property@barnettslaw.co.uk

Website: www.barnettslaw.co.uk