



29 Cordon Road, Kilmarnock, KA3 1PY
Offers Over £125,000





Excellent opportunity to purchase this attractively priced deceptively very spacious SEMI DETACHED VILLA located within this established residential area just off Kilmaurs Road.

The property is ideally placed a short distance from the A77/ M77 Motorway providing fast easy access to Glasgow City Centre and all major Ayrshire towns. There are a variety of shopping facilities found a short distance from the property to include local shops catering for all day to day needs and a large Tesco Supermarket towards the end of Western Road. Further shopping can be found within Kilmarnock Town Centre including many retail outlets and a wide selection of bars, restaurants and cafes. Close to train and bus station. Schooling is available locally at both primary and secondary levels.

This very spacious property provides excellent family accommodation over two levels. On the lower level, an entrance porch provides direct access to reception hall. Within the entrance porch, there is a cloakroom with a two piece suite. The entrance hall provides access to the spacious lounge, kitchen and stairs to the upper landing. The large lounge has access to the rear to the dining area, which in turn provides access to the very large, fully enclosed private gardens via French doors. The dining area is on an open plan basis to the kitchen to the side. On the upper floor there are three well proportioned bedrooms and a lovely modern bathroom, all bedrooms benefit from storage.

Features of this property include private gardens to rear with a large area of decking, gas central heating, double glazing and a driveway to the front.

The agents have no hesitation in strongly recommending early internal viewing of this attractively priced very spacious property.

DIMENSIONS

Lounge	12'6" x 13'2"
Kitchen	10'5" x 8'7"
Dining Area	9'7" x 8'8"
Bedroom 1	11'7" x 8'9"
Bedroom 2	13'5" x 9'3"
Bedroom 3	10'4" x 9'2"
Bathroom	8'8" x 5'6"

COUNCIL TAX

Band D

ENERGY RATING

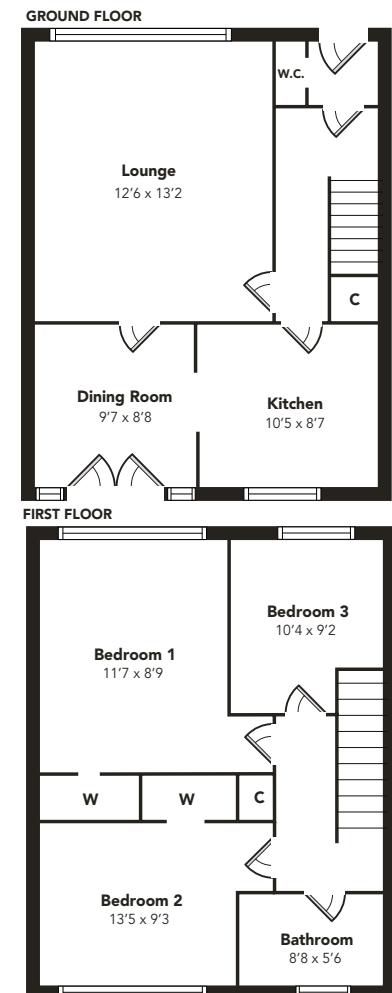
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INCLUSIONS

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

FEATURES

Popular and convenient location
 Fabulous gardens to the rear
 Large lounge
 Three good bedrooms
 Gas Central Heating
 Double Glazing



Floorplans are indicative only - not to scale
 Produced by Plushplans



TRAVEL DIRECTIONS

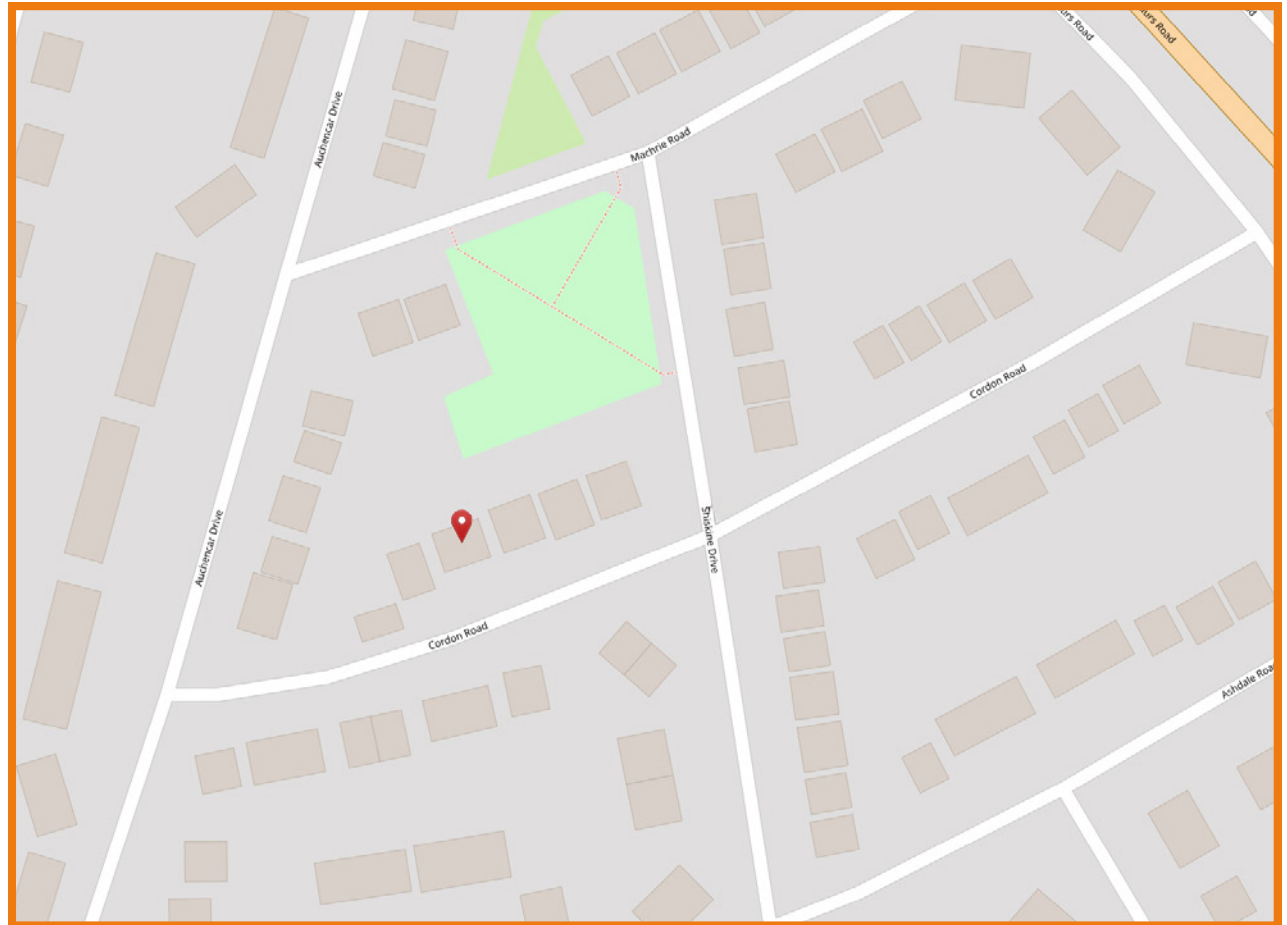
Travelling east on Western Road from Bonnyton, turn left onto Kilmaurs Road and continue turning left in to Ashdale Road, right into Shiskine Drive then left into Cordon Road.

VIEWING

Strictly by appointment through Barnetts on 01563 522137.

ENTRY DATE

By arrangement



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.



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