



85 East Park Drive, Kilmaurs KA3 2QS
Offers Over £80,000

An excellent opportunity to purchase a well-proportioned two-bedroom mid-terraced villa, enjoying a pleasant position towards the end of a quiet residential cul-de-sac, adjacent to the local health centre and within easy reach of the centre of Kilmaurs. The property is fitted with solar photovoltaic panels on the front roof, providing electricity to the property, along with battery storage located in the hall cupboard.

The accommodation is accessed from the front into a welcoming reception hall, lounge on the left with staircase leading to the upper landing. Beneath the staircase is a useful deep walk-in storage

The spacious lounge is a bright and comfortable main apartment, with a large front-facing window providing excellent natural light. A feature fire surround forms the focal point of the room, while access to the rear leads directly into the kitchen.

The bright, well-proportioned kitchen offers an extensive range of floor-standing and wall-mounted units, inset gas hob, extractor hood, washing machine, under counter fridge and access from the kitchen into the conservatory.

The conservatory provides an excellent additional living space overlooking the rear garden, with French doors opening directly onto the fully enclosed private gardens. The gardens are hard landscaped for ease of maintenance and incorporate a variety of useful timber garden sheds.

On the upper floor there are two well-proportioned bedrooms, both of which benefit from fully mirrored fitted wardrobes providing an excellent degree of storage. Completing the accommodation is an attractive modern shower room.



LOCATION

The property is located within the Kilmaurs area which offers a variety of local shops on the Main Street catering for all day to day requirements with more extensive facilities including both supermarkets and many high street names found within nearby Kilmarnock. The property lies within easy reach of the M77 Motorway and provides excellent commuting links to Ayr, Glasgow and the M8 Motorway. Public transport facilities within Kilmaurs are excellent and include both bus and rail services from the nearby Rail Station which offers a fast and efficient service to Glasgow City Centre. Schooling is found locally and both primary and secondary levels.

ENERGY RATING: C

FEATURES

Popular sought after area
Quiet location
Solar panels
Two double bedrooms
Modern shower room
Enclosed rear gardens

TRAVEL DIRECTIONS

Travelling from Kilmaurs on Irvine Road, take the fifth on the right into Benrig Avenue, right at T junction continuing on Benrig Avenue at junction right into East Park Drive, the property sits on the left hand side.

VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

ENTRY DATE

By arrangement

DIMENSIONS

Lounge	14'1" x 13'4"
Kitchen	9'7" x 8'4"
Conservatory	9'8" x 9'6"
Bedroom One	12'7" x 9'5"
Bedroom Two	11'9" x 10'2"
Shower Room	9'1" x 4'7"

COUNCIL TAX: Band A

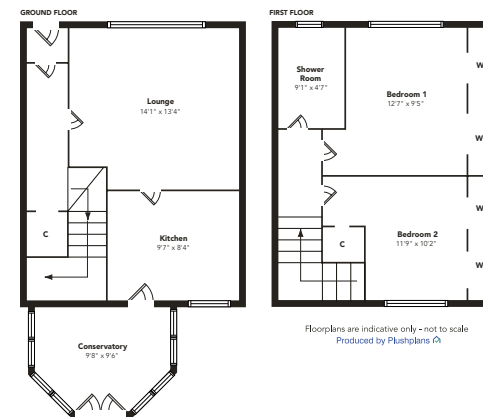


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