



 3
Bedrooms

 1
Bathroom



- Spacious three bedroom semi detached villa
- Popular and well established residential location
- French doors opening onto the rear garden
- Built in storage cupboards throughout
- Driveway to the side of the property
- Spacious rear garden ideal for family use

Property Matters Online are delighted to present to the market this spacious three-bedroom semi-detached villa, set within a popular and well-established residential area.

The accommodation is arranged over two levels. The ground floor comprises a welcoming entrance hallway with two generous storage cupboards. The bright and spacious lounge enjoys a front facing window along with French doors opening directly onto the rear garden, allowing an abundance of natural light to flood the room. The fitted kitchen offers an excellent range of base and wall mounted units, providing ample storage and workspace. Completing the lower level is a well-proportioned three-piece bathroom comprising WC, wash hand basin and bath with mixer shower tap.

The upper-level hosts three generous double bedrooms, all of which benefit from built in storage cupboards, making this an ideal family home with flexible living space.

Externally, the property enjoys a well-maintained front garden, mainly laid to lawn, a driveway to the side, and a spacious enclosed rear garden, perfect for outdoor entertaining or family use.

The Locality

The property is ideally positioned outwith the main town centre while remaining within comfortable walking distance of local amenities and public transport links. Nearby shops cater for day-to-day needs, while Kilmarnock town centre offers a wide range of high street retailers, supermarkets, retail parks, cinema, leisure centre and professional services.

The location is particularly well suited to commuters, with excellent road links nearby including the A77 and M77. These provide swift access south towards Ayr, Girvan and the Ayrshire coast, and north towards Glasgow and surrounding areas.

NB***This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.**

PARTICULARS Property Matters Ltd for themselves and for the sellers of this property whose agents they are, give notice that the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and that no person in the employment of Property Matters Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Intending purchasers must satisfy themselves, by inspection or otherwise, on all matters.

OFFERS

Offers must be submitted in Scottish legal form to the sole selling agents. Formal note of interest should be registered prior to offering. A closing date will only be notified to parties who have registered interest through their solicitors. The seller reserves the right to accept any offer at any time



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Kilmarnock, KA3

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

