



13 Crosshouse Road, KILMAURS KA3 2SA
Offers Over £255,000





Superb opportunity to purchase this truly fabulous very spacious extended three bedroom detached bungalow situated within this lovely Ayrshire village

A variety of local shops are found on the Main Street of Kilmaurs 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.

This deceptively very spacious family home offers flexible accommodation comprising L shaped reception hall with stairs accessing the upper floor, spacious lounge overlooking the front driveway with an open fire on the focal wall, a large breakfasting kitchen open plan to a wonderful spacious family area with access to an elevated decking area leading to the large private fully enclosed rear gardens. There are two double bedrooms on the lower level, one to the front with extensive storage the other to the rear with access to the decking area accessed from the family room, there is a large shower room also accessed from the hallway.

The developed attic space is outstanding with a sitting area open plan to the master bedroom, excellent storage and access to a large en suite bathroom.

Features of this property include a large driveway to front offering off-street parking and providing access to a garage to the rear, double glazing, superb storage, gas central heating and excellent fully enclosed private gardens to rear with a magnificent large timber storage/work store.

The agents have no hesitation in strongly recommending early internal viewing to appreciate the excellent accommodation and quality of living this unique property offers.

DIMENSIONS

Lounge	14'11" x 12'6"
Family Room	15'2" x 13'4"
Kitchen	11'10" x 13'4"
Bedroom 1	26'0" x 11'7"
Bedroom 2	11'0" x 9'10"
Bedroom 3	11'11" x 9'10"
En Suite	11'6" x 7'3"
Shower room	6'6" x 7'0"

COUNCIL TAX

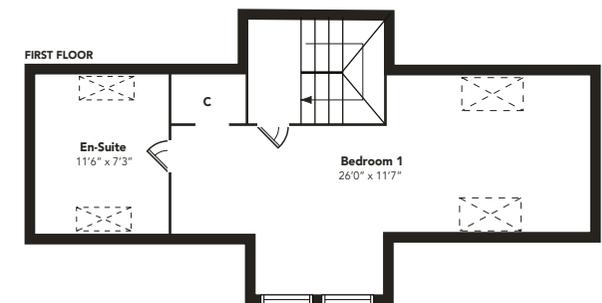
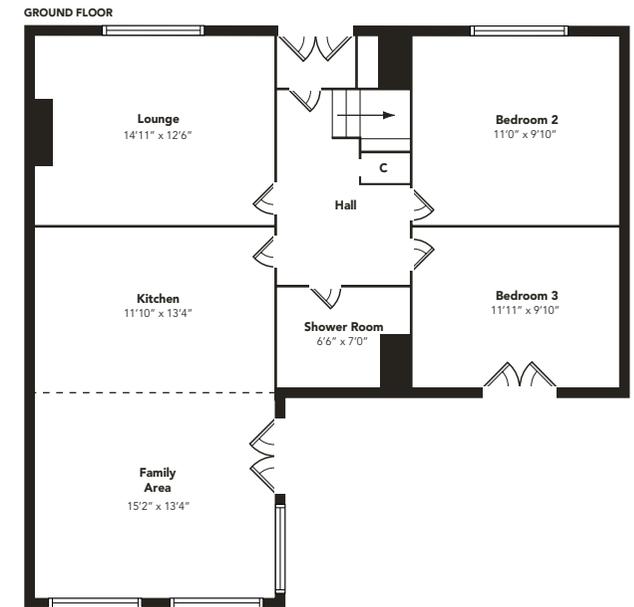
Band C

ENERGY RATING

D

FEATURES

- Fabulous setting with extended accommodation
- Deceptively very spacious
- Three bedrooms
- Fully enclosed rear gardens
- Superb work shed
- Easy access to M77
- Viewing essential



Floorplans are indicative only - not to scale
Produced by [Plushplans](#)



TRAVEL DIRECTIONS

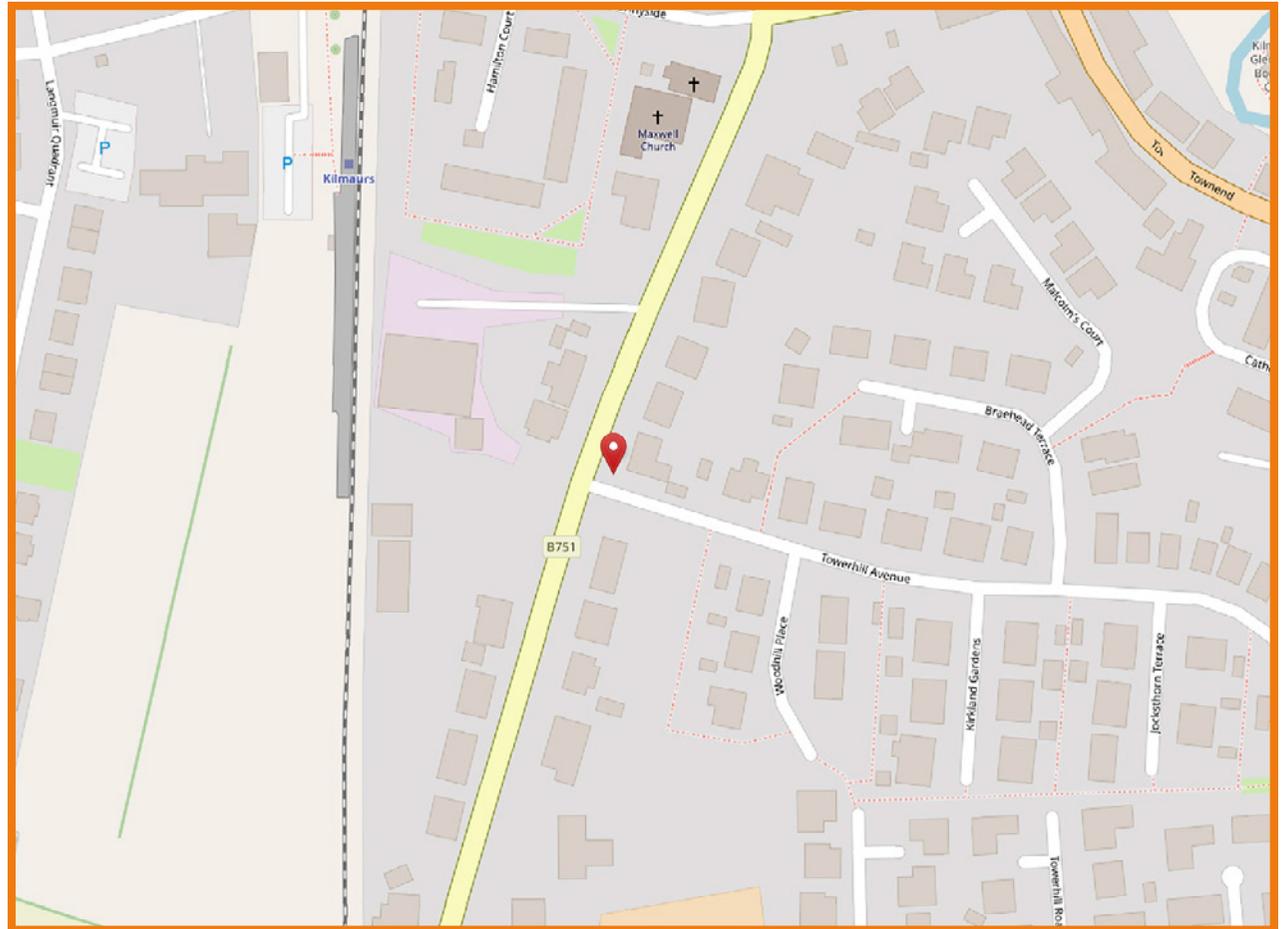
Travelling from Kilmaurs towards Crosshouse, the property sits on the left hand side.

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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