



12 Mackie Place, Kilmarnock KA3 7NL
Offers Over £95,000

An attractively priced mid-terraced villa, enjoying a fabulous location within the much sought-after New Farm Loch area of Kilmarnock. The property is conveniently situated close to an excellent range of local amenities, together with schooling at both primary and secondary levels. Offering excellent family accommodation over two levels, the property is well proportioned throughout and benefits from private gardens and off-street parking.

On the lower floor, a spacious and welcoming reception hall provides access to the principal apartments and incorporates two large storage cupboards adjacent to the entrance.

The large lounge is open-plan to a dining area positioned to the rear, creating a generous and versatile family living and entertaining space.

The kitchen, located to the rear, is fitted with an extensive range of floor-standing and wall-mounted units finished in a beech effect, complemented by contrasting dark work surfaces and splashbacks. Integrated and freestanding appliance provision includes an inset gas hob, electric oven, plumbing for a washing machine and space for both a fridge and freezer.

Direct access from the kitchen leads to the fully enclosed private rear gardens. The gardens are predominantly hard landscaped, arranged over split levels and incorporate an area of decking immediately adjacent to the property.

On the upper floor, the accommodation comprises three very well-proportioned bedrooms together with a modern shower room.

The property further benefits from gas central heating, double glazing throughout and excellent storage provision.

Externally, in addition to the enclosed gardens to the rear, the property benefits from private off-street parking to the front, provided by a driveway with gated access.

DIMENSIONS

Lounge / Dining Area	25'8" x 11'6", narrowing to 8'8" within the dining area
Kitchen	9'0" x 9'5"
Bedroom One	13'7" x 11'6"
Bedroom Two	11'6" x 9'9"
Bedroom Three	10'3" x 8'2"
Shower Room	6'2" x 6'0"

COUNCIL TAX

Band B

ENERGY RATING

C

FEATURES

Excellent family accommodation over two levels
Three well-proportioned bedrooms
Double glazing throughout
Excellent storage
Fully enclosed, split-level rear gardens

Decking area

Private gated driveway providing off-street parking
Convenient for local amenities
Schooling available locally at both primary and secondary levels

TRAVEL DIRECTIONS

Travelling from Kilmarnock Town Centre on London Road, turn left at traffic lights into Holehouse Road. Take second left into Grassyards Road, straight at the roundabout then right into Mackellar Place, continue into MacFarlane Drive turning left into Mackie Place.

VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

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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