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Treeswoodhead Road, KA1

Offers Over £85,000

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This two-bedroom semi-detached house sits on Treeswoodhead Road, on the Bellfield side of Shortlees in Kilmarnock. Built around 1950, it offers around 893 sq ft (83 m²) including a sun room extension. It has gas central heating, double glazing and a large private driveway, and is ready for a new owner to update and make their own.

Ground floor

Entrance hall: with the staircase to the first floor and an understairs cupboard.

Reception room, 6.36m x 3.29m (20'10" x 10'10"): runs from front to back, with a fire surround, a window to the front and French doors into the sun room.

Sun room, 3.20m x 2.80m (10'6" x 9'2"): with a pitched tiled roof, wood-effect flooring and French doors out to the rear garden.

Kitchen, 3.70m x 2.62m (12'2" x 8'7"): with wall and base units, a breakfast bar, space for a washing machine and cooker, a pantry cupboard and a side door to the outside.

First floor

Landing: giving access to both bedrooms and the wet room.

Bedroom 1, 4.76m x 2.83m (15'7" x 9'3"): a double bedroom.

Bedroom 2, 3.62m x 3.02m (11'11" x 9'11"): a double bedroom.

Wet room: with a shower, WC and wash basin.

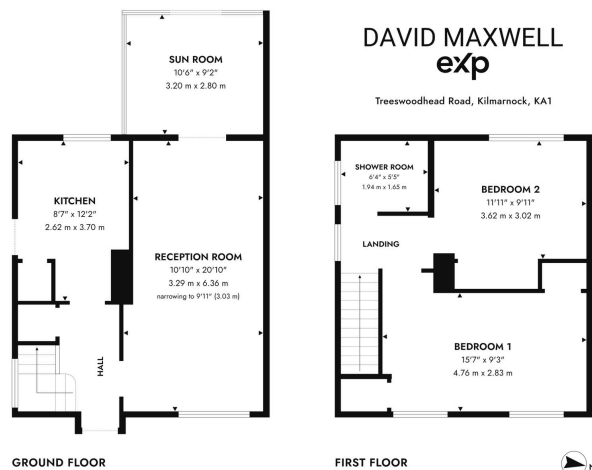
Outside

There are gardens to the front, side and rear. A low wall and gate enclose the front garden, which is laid with red stone chips and has a small planted bed. A large tarmac driveway down the side gives off-street parking for three or more cars. The old timber garage at the end of the driveway is being demolished. The west-facing rear garden extends to around 14m (46ft) and is enclosed by fencing, with a lawn and a paved area.

Declaration

In accordance with Section 21 of the Estate Agents Act 1979, the selling agent declares that they have a personal connection to the vendor.



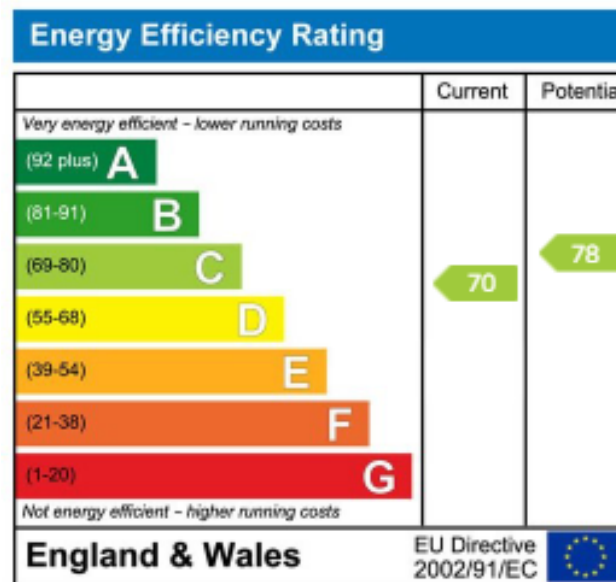


APPROXIMATE TOTAL AREA: 880 sq ft (82 m²)

Includes the sun room, hall, landing, stairs, cupboards and internal walls.

Disclaimer: This floor plan is for illustration only and is not drawn to an exact scale. All measurements, including the total floor area, are approximate, and the positions of doors, windows and other features are shown as a general guide only. Room sizes are taken at the widest points unless otherwise stated. No responsibility is accepted for any error, omission or misstatement. Prospective purchasers should check the measurements and layout for themselves before making any commitment. This plan does not form part of any offer or contract.

- Two-bedroom semi-detached house
- Sun room extension with French doors
- Gas central heating and double glazing
- West-facing rear garden extending 14m
- 20ft dual aspect reception room
- First-floor wet room
- Driveway parking for three or more cars
- Quote Ref: DM18531



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