

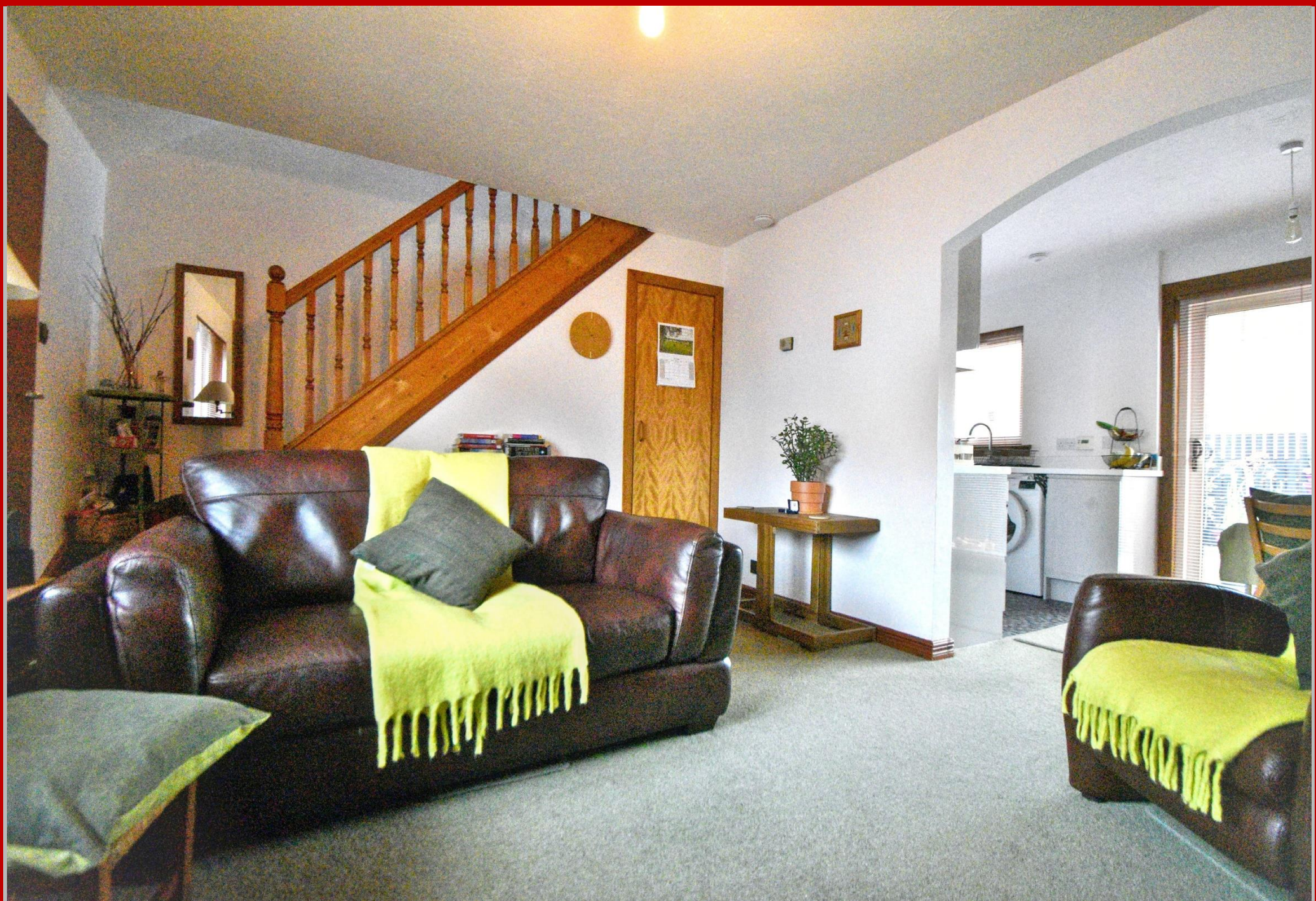
## 2 BEDROOM MID TERRACE VILLA

17 Bellfield Court, Hurlford

OFFERS OVER £110,000

Energy Performance Rating C







## DESCRIPTION

D W Shaw is delighted to present to the market this immaculate, move-in ready two-bedroom mid-terrace house in Bellfield Court, Hurlford, that offers stylish and sophisticated modern living. The ground floor features a welcoming vestibule leading into a bright, expansive open-plan lounge, dining, and kitchen area with sleek white-gloss cabinetry and integrated appliances. Porch doors open to a private, low maintenance landscaped rear garden with premium artificial grass and colourful planting. Upstairs, you will find two bright generous sized bedrooms, including one with built-in storage, alongside a stunning, fully tiled contemporary shower room with high-end fixtures

Energy Performance Rating is C



Bellfield Court is perfectly situated within a quiet cul-de-sac in the charming village of Hurlford. This peaceful residential pocket offers buyers a relaxed atmosphere with local shops, a supermarket, and essential amenities right on the doorstep. The property is exceptionally well-placed for professionals, offering immediate access to the A71 and M77 links for effortless commuting to Glasgow and Ayr. Excellent local bus routes and nearby Kilmarnock Railway Station provide fantastic public transport connections

Lounge 12'1" x 11'3"  
Kitchen/Diner 14'7" x 7'7"  
Bedroom: 11'7" x 9'1"  
Bedroom: 9'9" x 7'10"  
Shower Room: 6'5" x 6'2"

### Market Valuation

If we can assist you on the valuation of your own property our Property Manager will be happy to arrange an appointment suitable to yourself. This is a service provided free of charge and without obligation.

### Offers

Offers are submitted in Scottish Legal Form to the selling agents D W Shaw Cumnock  
DX 566421

### Viewing Arrangements

By appointment with D W Shaw,  
Cumnock

Contact Stefany Biernat





**OFFICE DETAILS**  
**1 The Square, Cumnock, KA18 1BQ**  
**Telephone: 01290 421484**  
**Email [sbiernat@dwshaw.co.uk](mailto:sbiernat@dwshaw.co.uk)**

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