



21 Esk Road, Bellfield, Kilmarnock, KA1 3TQ
Offers Over £110,000





Fabulous opportunity to purchase this beautifully presented two-bedroom end-terraced villa, enjoying an excellent position within the popular and established Bellfield area of Kilmarnock.

The property has been extensively modernised and upgraded by the present owner and is presented to the market in true walk-in condition. Improvements include fresh internal decoration throughout, new carpeting, a brand-new fitted kitchen and a stylish modern bathroom.

The accommodation is formed over two levels and offers an excellent combination of comfortable living space, modern finishes and particularly generous external accommodation.

On the ground floor, the property is entered into a welcoming hallway with useful storage located beneath the staircase. The spacious lounge provides an excellent main living area with ample space for a range of free-standing furniture.

The newly fitted kitchen is modern and well appointed, providing ample worktop and storage space together with provision for the usual range of appliances. A door from the kitchen gives direct access onto an elevated timber decking area overlooking the rear garden, providing an attractive outdoor sitting and entertaining space.

On the upper floor are two generously proportioned double bedrooms, positioned to the front and rear of the property. respectively along with a lovely contemporary bathroom fitted with modern sanitary ware.

Externally, the property enjoys particularly generous garden grounds. To the front is a large double-width garden together with a driveway extending along the side of the house and providing excellent off-street parking.

The rear garden has been fully hard landscaped for ease of maintenance and incorporates the raised decking area immediately outside the kitchen. A particular feature is the substantial detached garage/workshop situated within the rear garden. This offers excellent storage and working space and could be utilised as either a garage or substantial workshop depending upon individual requirements.

Further features include part floored and lined attic offering additional storage space, gas central heating and double glazing.

LOCATION

The property is situated within the popular Bellfield area of Kilmarnock and is ideally positioned to take advantage of the wide range of amenities available locally. A selection of local shops caters for day-to-day requirements, while more extensive shopping, leisure and recreational facilities can be found within Kilmarnock town centre. Supermarket shopping is also readily accessible. Public transport facilities within the area include regular local bus services together with frequent rail services from Kilmarnock Railway Station, providing connections to Glasgow and surrounding areas. For the commuter, the property is particularly well placed for access to the nearby A77, connecting with the M77 motorway and providing convenient road access towards Glasgow and Scotland's Central Belt. Schooling is available locally at both primary and secondary levels.

DIMENSIONS

Lounge	19'0" x 10'2"
Kitchen	11'8" x 8'9"
Bedroom 1	13'2" x 9'5"
Bedroom 2	12'6" x 9'5"
Bathroom	5'7" x 5'7"
Garage/ Workshop	14'9" x 15'0"

COUNCIL TAX

Band B

ENERGY RATING

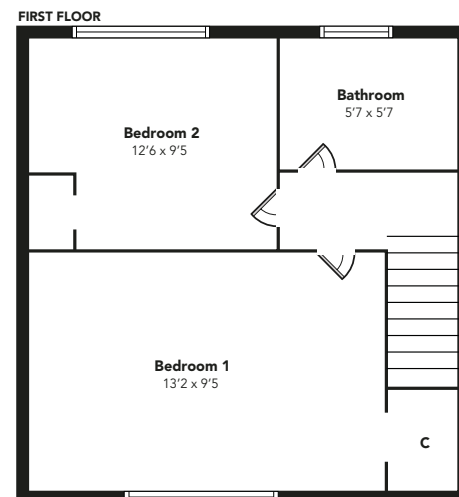
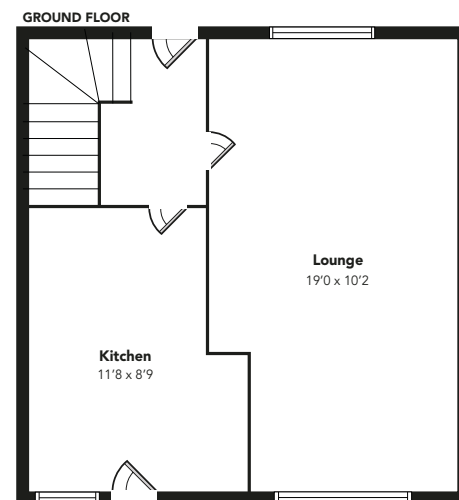
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INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

FEATURES

Beautifully presented throughout
Fully modernised and upgraded
Spacious lounge
Brand-new modern fitted kitchen
Two good-sized double bedrooms
Contemporary bathroom
Elevated rear decking area
Low-maintenance hard-landscaped rear garden
Generous double-width front garden
Driveway providing off-street parking
Large detached garage/workshop to rear
Excellent access to Kilmarnock town centre and major road links



Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS

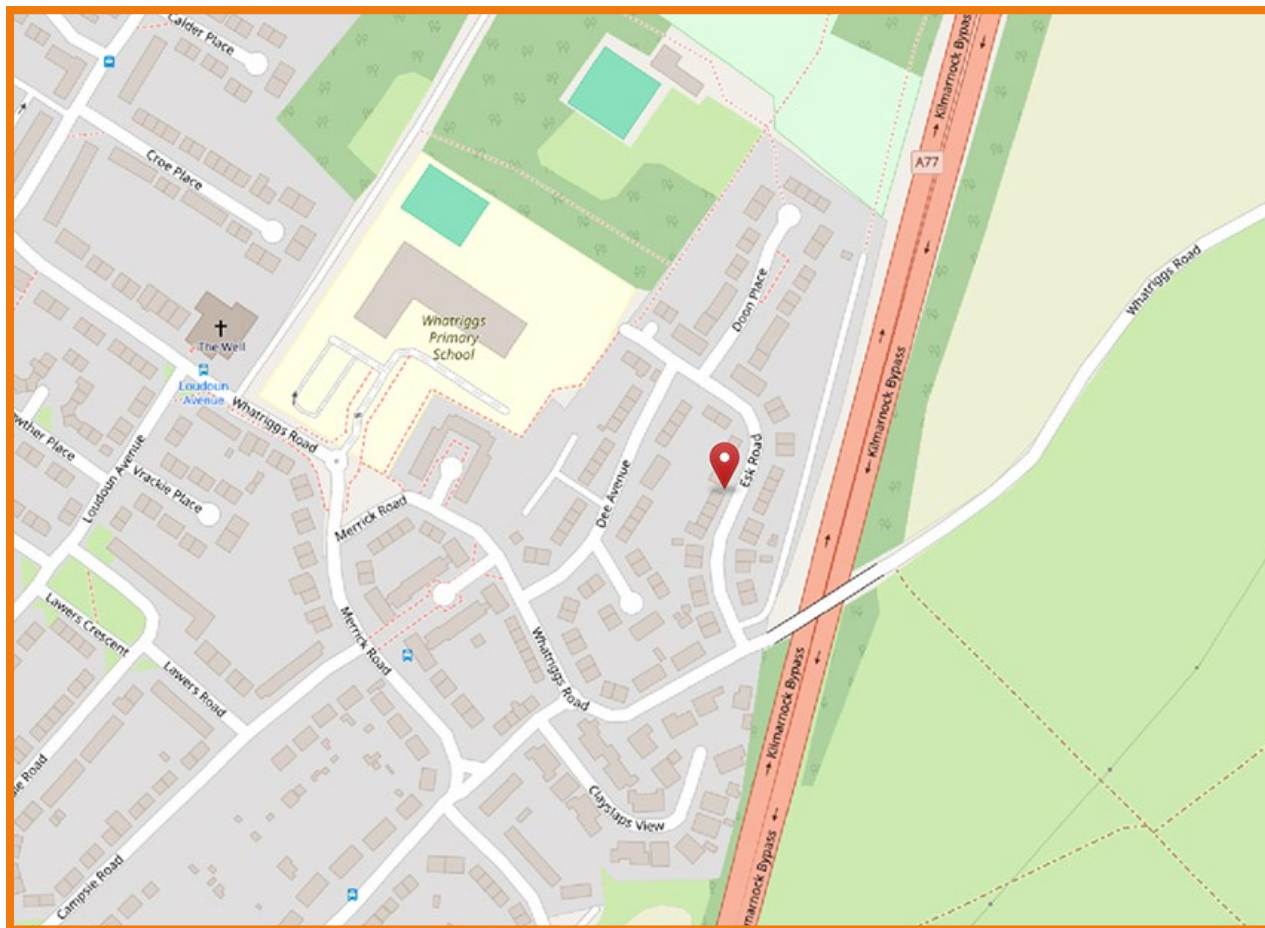
Travelling on Hurlford Road from Riccarton Roundabout continue taking second turning on the right into New Street, bear left onto Whatriggs Road, continue turning onto Merrick Road first left continuing on Merrick Road continue remaining on Whatriggs Road turning left into Esk Road and the subjects are situated on the right 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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