



44 Portree Avenue, Kilmarnock, KA3 2GB
Offers Over £255,000





Superb opportunity to purchase this beautifully presented EXTENDED DETACHED VILLA found within this much sought after modern estate. The property, found within the Southcraigs development, is ideally placed a short distance from the M77 Motorway providing fast easy access to Glasgow City Centre and all major Ayrshire towns. Everyday shopping is well catered for, with a selection of local retailers and a Tesco Superstore within walking distance. A broader choice of supermarkets, retails outlets, bars, restaurants, and cafes can be found in Kilmarnock Town Centre, along with gyms, golf courses, and additional leisure facilities. Frequent bus services to Kilmarnock Town Centre and Glasgow are available just a short walk from the property, while regular rail services operate from Kilmarnock Railway Station. Schooling is available locally at both primary and secondary levels.

This immediately impressive spacious family home offers excellent accommodation over two levels. The entrance hallway on the ground floor provides access to the bright spacious lounge with windows to the front and French doors within the hallway opening to the dining room. The modern kitchen is accessed from the rear of the hallway and provides access to the bright family room to the side leading via French doors to a decking area and the fully landscaped enclosed private gardens, the kitchen also gives access to the side of the property. Also on the lower level there is a cloak room with a two piece suite.

On the upper level there are four well proportioned bedrooms (master offering en-suite facilities) with fitted wardrobes to all bedrooms. There is a deep walk in storage cupboard from the upper landing. Also on the upper level there is a large modern family bathroom.

Features of this property include a magnificent large driveway to front providing off-street parking for up to seven cars, gas central heating, double glazing and sizeable fully enclosed landscaped private garden grounds to rear with a pleasant outlook.

The agents have no hesitation in strongly recommending early internal viewing of this spacious family home.

DIMENSIONS

Lounge	16'3" x 12'2"
Dining room	8'3" x 16'4"
Family room	12'1" x 11'1"
Kitchen	11'0" x 14'10"
Cloakroom	5'10" x 2'6"
Master Bedroom	11'8" x 11'6"
En-suite	8'8" x 4'9"
Bedroom Two	11'5" x 10'1"
Bedroom Three	9'7" x 7'10"
Bedroom Four	8'7" x 7'1"
Bathroom	7'1" x 5'5"

INCLUSIONS

Fitted wardrobes within master bedroom, floorcoverings, light fittings, kitchen and bathroom fixtures and fittings, appliances and any other negotiable items.

FEATURES

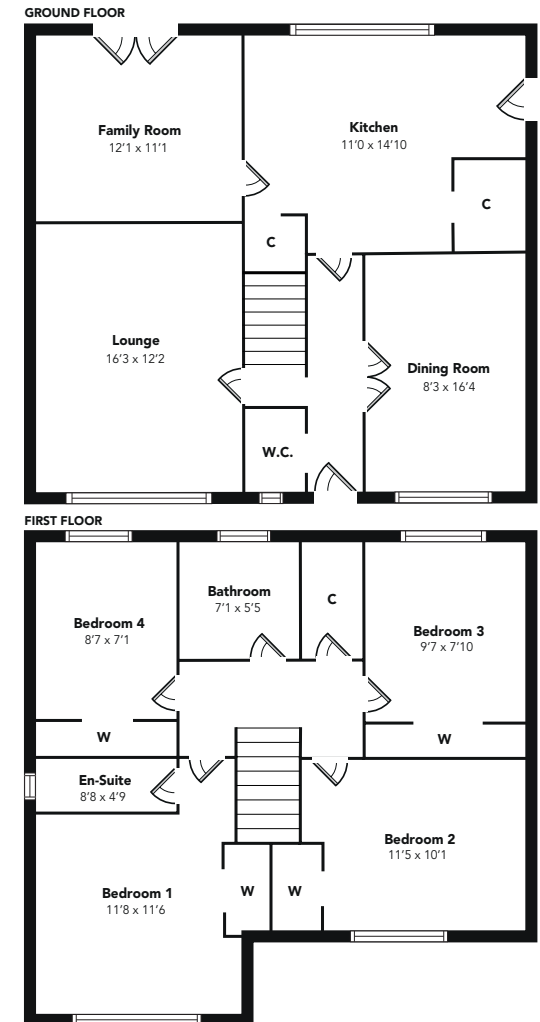
Sought after location
 Fabulous bright extended accommodation
 Fully landscaped ground including superb large driveway
 Three public rooms
 Four bedrooms
 Gas Central Heating
 Double Glazing
 Internal viewing essential

COUNCIL TAX

Band F

ENERGY RATING

C



Floorplans are indicative only - not to scale
 Produced by Plushplans



TRAVEL DIRECTIONS

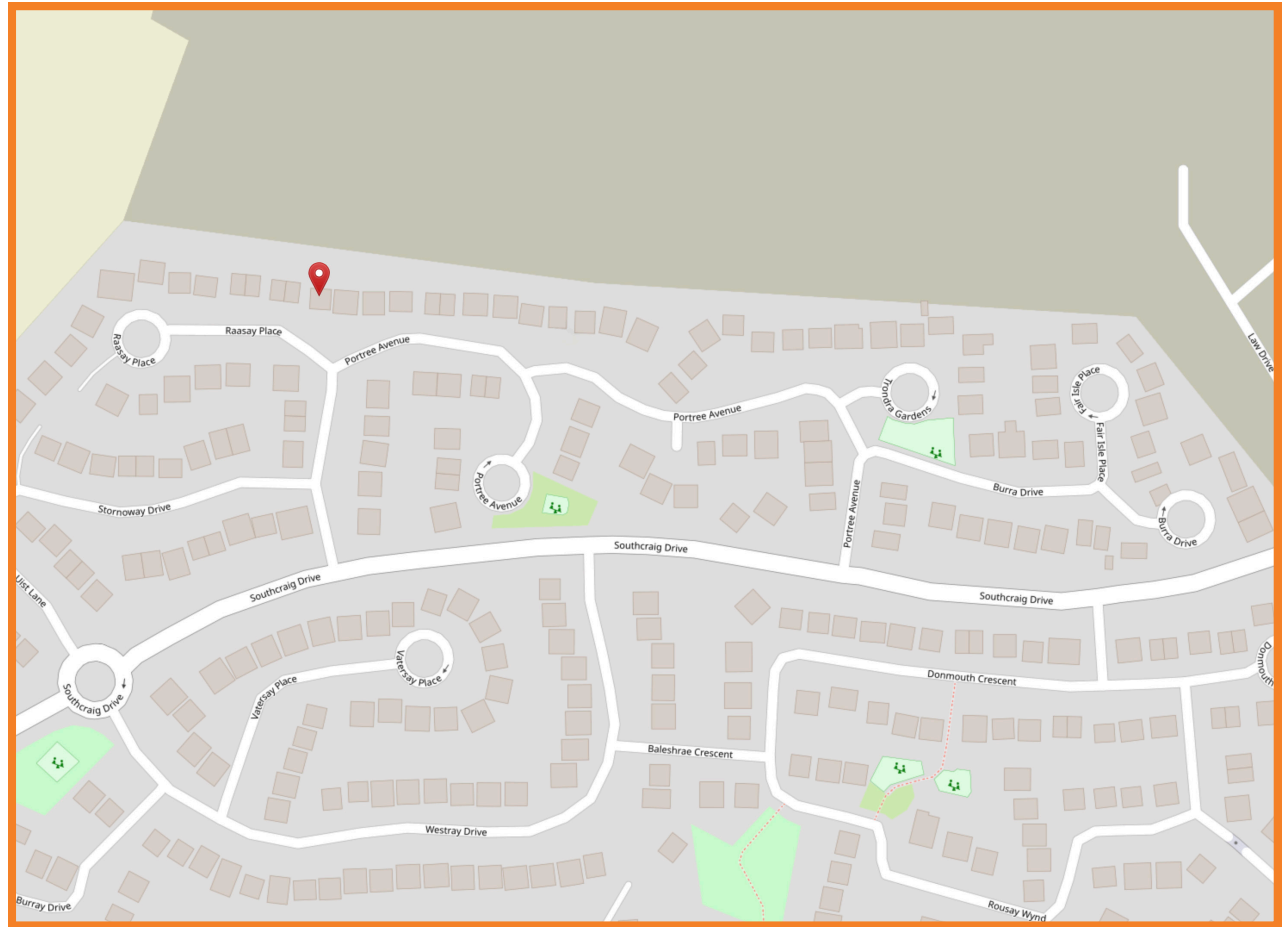
Travelling on Southcraig Drive from main roundabout, continue passing through one roundabout taking the second turning on the right, at the T junction Number 44 is directly in front.

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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