



**23 Parkhill Avenue, Kilmarnock, KA2 0JF**  
**Offers Over £90,000**

Great opportunity to purchase this attractively priced well proportioned semi detached villa backing onto farmland, providing excellent family accommodation and located within this popular Ayrshire village a short distance from Crosshouse Hospital.

Presented to the market in good decorative order this family home offers accommodation over two levels of reception hall, spacious lounge accessed via glazed French doors with front and rear facing windows, a large breakfasting kitchen with an extensive range of both floor standing and wall mounted units. The kitchen provided direct access to the large private gardens which back on to farm land.

On the upper floor there are two similar sized double bedrooms, a handy box room housing the gas central heating boiler and a bathroom with a three piece suite and an electric shower over the bath.

Features within the property include gas central heating, double glazing and good private gardens. To the side of the property is a long driveway providing off street parking.

The property is found within the village of Crosshouse and is ideally placed to benefit from the many amenities found locally. There is a selection of shops found within the village catering for all day to day requirement with more extensive shopping available towards nearby Kilmarnock to include a choice of High Street names as well as various supermarkets. Public transport facilities within Crosshouse include a regular bus service connecting to Kilmarnock and Irvine. Schooling is available locally at primary level with secondary level education available in Kilmarnock. There are excellent road links providing access to the A71, A77 and M77 Motorway.



**DIMENSIONS**

Lounge	19'2" x 10'0"
Kitchen	9'5" x 11'8"
Bedroom 1	13'2" x 9'11"
Bedroom 2	13'2" x 8'9"
Bathroom	5'7" x 6'3"

**INCLUSIONS**

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

**TRAVEL DIRECTIONS**

Entering Crosshouse from Kilmarnock on the B7081 Kilmarnock Road, continue to traffic light junction turning left onto Gatehead Road, right into Busbie View, right into Laurieland Avenue at T junction left into Craiglea Ave, then left onto Parkhill Avenue.

**COUNCIL TAX**

Band A

**ENERGY RATING**

C

**FEATURES**

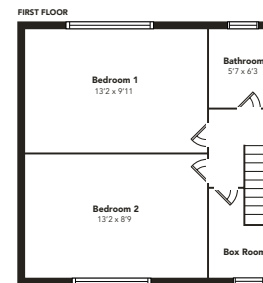
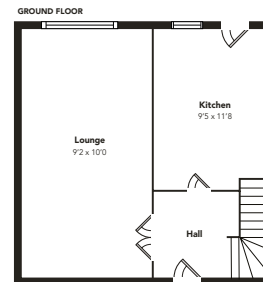
Well presented throughout  
Great setting with farmland to the rear  
Close to Crosshouse Hospital  
Gas central heating and double glazing  
Off street parking to the rear  
Attractively priced  
Viewing recommended

**VIEWING**

Strictly by appointment through Barnetts on 01563 522 137.

**ENTRY DATE**

By arrangement



Floorplans are indicative only - not to scale  
Produced by Plushplans



**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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