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23 Maxwell Gardens, Hurlford, Kilmarnock, KA1 5BY

Offers Over £70,000

An ideal opportunity for a first-time buyer to purchase this spacious two-bedroom main door lower cottage flat, quietly tucked away within a small and peaceful residential development in the popular Ayrshire village of Hurlford. Benefiting from gas central heating, double glazing, private rear gardens and a single garage, this property offers excellent accommodation all on one level.

The property is accessed from the side of the building, where the main entrance opens into a welcoming entrance hallway. To the left of the entrance hall is a deep walk-in storage cupboard, providing excellent additional storage space.

From the entrance hall, there is direct access to a spacious lounge, which enjoys pleasant views over the private rear gardens. The lounge provides ample space for both living and dining furniture and leads through to a galley-style kitchen, fitted with a wide range of floor-standing and wall-mounted units. The kitchen also overlooks the rear gardens and benefits from a deep storage cupboard.

An internal hallway, accessed from the lounge, leads to two generously proportioned double bedrooms, both overlooking the residents' parking area to the front. The larger bedroom also benefits from additional deep built-in storage. Completing the accommodation is a shower room.

The property further benefits from gas central heating and double glazing throughout.
Externally, there are private gardens to the rear, while a single garage, located to the front of the property, provides additional parking or storage.

Location
Hurlford is a popular Ayrshire village offering an extensive range of local amenities catering for everyday requirements, together with regular bus services and convenient access to the nearby town of Kilmarnock which provides a comprehensive range of shopping facilities, including major supermarkets, together with a variety of leisure, educational and recreational amenities.

The property is also conveniently positioned for access to the A77, providing excellent road links throughout Ayrshire, as well as towards Glasgow city centre and the wider Central Belt.

DIMENSIONS

Lounge	17'0" x 12'8"
Kitchen	7'9" x 7'5"
Bedroom 1	12'4" x 8'6"
Bedroom 2	11'8" x 8'7"
Bathroom	7'4" x 4'7"

COUNCIL TAX
Band B

ENERGY RATING
C

FEATURES
Ideal first time purchase
Spacious main door lower cottage flat
Two generously proportioned double bedrooms
Bright lounge overlooking private rear gardens
Galley-style kitchen with ample storage
Excellent storage facilities, including walk-in cupboards
Private rear gardens
Single garage to the front
Peaceful residential development
Convenient access to Kilmarnock and the A77

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







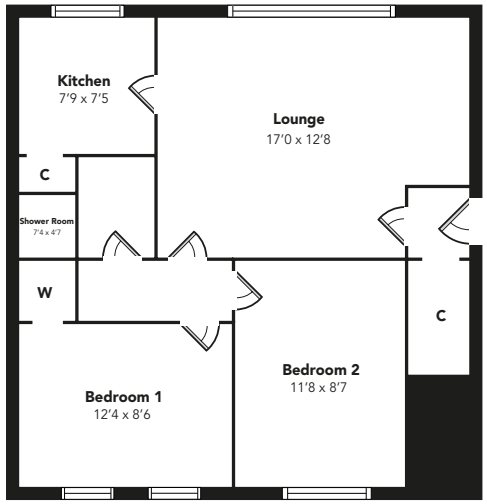


TRAVEL DIRECTIONS
Travelling to Hurlford from Bellfield roundabout, pass under the railway bridge taking the third right onto Walden Road where 23 Maxwell Gardens sits on the right adjacent to the lockups.

VIEWING
Strictly by appointment through Barnetts on 01563 522 137.

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.



Floorplans are indicative only - not to scale
Produced by Plushplans

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