



18 Culzean Crescent, Kilmarnock KA3 7DR
Offers Over £95,000

This beautifully presented LOWER COTTAGE FLAT offers a fantastic opportunity for the first time buyer or downsizer seeking a spacious modern home in a highly sought after location, just a short distance from London Road.

The property offers excellent accommodation comprising an entrance hall, bright well proportioned lounge with a feature fireplace and window with open outlook, a brand new modern kitchen accessed to the rear of the lounge, which has an extensive range of floor standing and wall mounted units, an electric oven, gas hob and space for a washing machine and fridge freezer. The kitchen provides direct access to the fully enclosed large rear gardens. There are two generous sized double bedrooms, one to the front and the other to the rear, and a fully refitted modern bathroom accessed from the hallway.

Additional features include enclosed private gardens to front and rear, new combi boiler, gas central heating, UPVC double glazing and a good level of storage.

The property is found close to Piersland Park, Kay Park and London Road and ideally placed to benefit from the wide and varied amenities found locally. Kilmarnock offers many retail outlets and a wide selection of bars, restaurants and cafes. Public transport services locally are excellent including regular services from nearby Kilmarnock Bus Station with frequent rail travel from Kilmarnock Railway Station which is less than 15 minutes' walk from the property. For the motorist Grassyards Road provides direct easy access to the A77/M77 Motorway. Schooling is available locally at both primary and secondary levels.

This truly is a superb property and the agents would strongly encourage early viewing to avoid disappointment.

DIMENSIONS

Lounge	15'00" x 12'08"
Kitchen	10'06" x 9'05"
Bedroom 1	13'08" x 11'07"
Bedroom 2	12'08" x 9'02"
Bathroom	6'02" x 6'00"

COUNCIL TAX

Band A

ENERGY RATING

C

FEATURES

Fully upgraded to include new bathroom and kitchen
Sought after locale
Two spacious double bedrooms
Enclosed gardens
Double glazing
Central heating

INCLUSIONS

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

TRAVEL DIRECTIONS

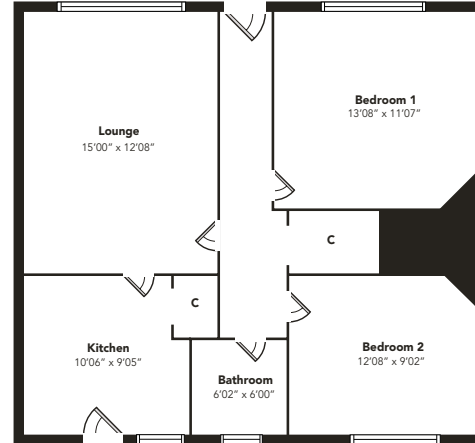
Travelling from Kilmarnock Town Centre on London Road, turn left at traffic lights into Holehouse Road, continue on Holehouse Road to Culzean Crescent where the property sits on the right hand side.

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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