



3 Wellington Gardens, Crookedholm, KILMARNOCK
Offers Over £230,000





Outstanding opportunity to purchase this truly impressive modern detached villa, occupying a generous corner plot within this sought-after residential development. Beautifully maintained and thoughtfully adapted by the present owners, the property offers bright, spacious and versatile family accommodation extending over two levels, complemented by a superb enclosed garden and an excellent garden room.

The accommodation is entered via a welcoming reception hall, which provides access to the staircase leading to the upper landing, a convenient cloakroom fitted with a modern two-piece suite, and the impressive open-plan living space.

A particular feature of the property is the superb L-shaped lounge, dining and kitchen area, which has been skilfully reconfigured to create a wonderful contemporary family living space. The lounge enjoys a feature log-burning stove forming an attractive focal point, while French doors to the rear flood the room with natural light and provide direct access to the fully enclosed rear gardens. The dining area flows seamlessly into the kitchen, with the two spaces separated by an attractive breakfast bar featuring a beech work surface and informal seating.

The kitchen is fitted with an extensive range of floor-standing and wall-mounted units in a stylish light grey finish, complemented by contrasting white work surfaces, and offers an excellent range of storage and preparation space. A separate utility room is accessed directly from the kitchen and, in turn, provides internal access to the generous integral garage.

On the upper floor, the accommodation comprises three well-proportioned double bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room. A spacious family bathroom completes the accommodation.

Further features include double glazing, gas central heating and a generous, fully enclosed rear garden providing an ideal space for both relaxation and entertaining. A particularly valuable addition is the attractive UPVC double glazed garden room, offering excellent flexibility as a home office, studio, gym or additional leisure space.

The village of Crookedholm offers a small range of amenities including shops catering for all day-to-day requirements. More extensive facilities can be found within the nearby town of Kilmarnock which offers many High Street names as well as an excellent choice of supermarkets. Public transport locally includes regular bus services with frequent rail travel available from Kilmarnock. Crookedholm is conveniently placed just a short distance from the A77/M77 Motorway providing commuting to Glasgow City Centre as well as all major Ayrshire towns.

This is a beautifully presented family home in true walk-in condition, occupying an enviable corner plot and offering spacious, modern accommodation ideally suited to a wide range of purchasers.

DIMENSIONS

Open Plan Lounge / Dining Kitchen
Bedroom 1
En Suite
Bedroom 2
Bedroom 3
Family Bathroom
Cloakroom
Integral Garage

23'8" x 25'3"
11'10" x 10'4"
9'0" x 4'10"
11'11" x 8'9"
11'2" x 10'0"
8'11" x 7'10"
6'2" x 3'10"
19'0" x 8'8"

ENERGY RATING

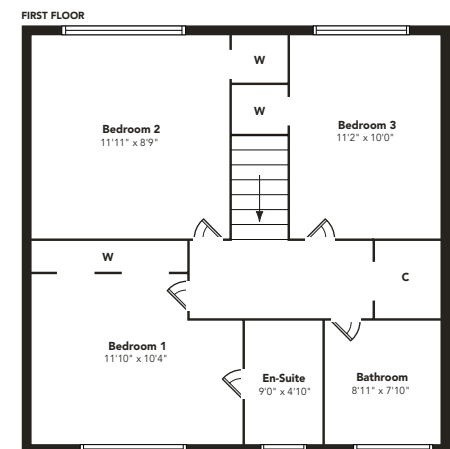
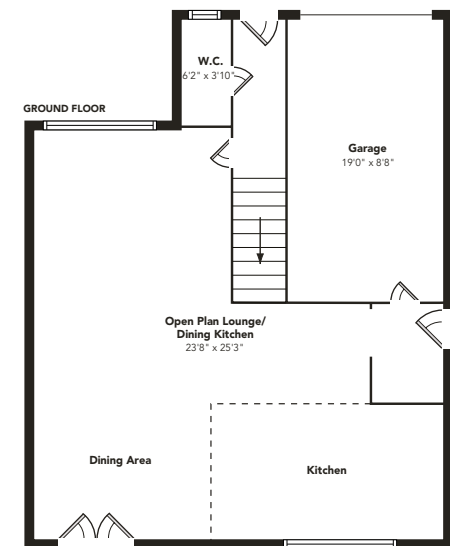
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FEATURES

Seldom available
Beautifully presented throughout
Spacious living space open plan to the kitchen
Gas central heating
Double glazing
Fully enclosed gardens with garden room
Viewing essential

COUNCIL TAX

Band E



Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS

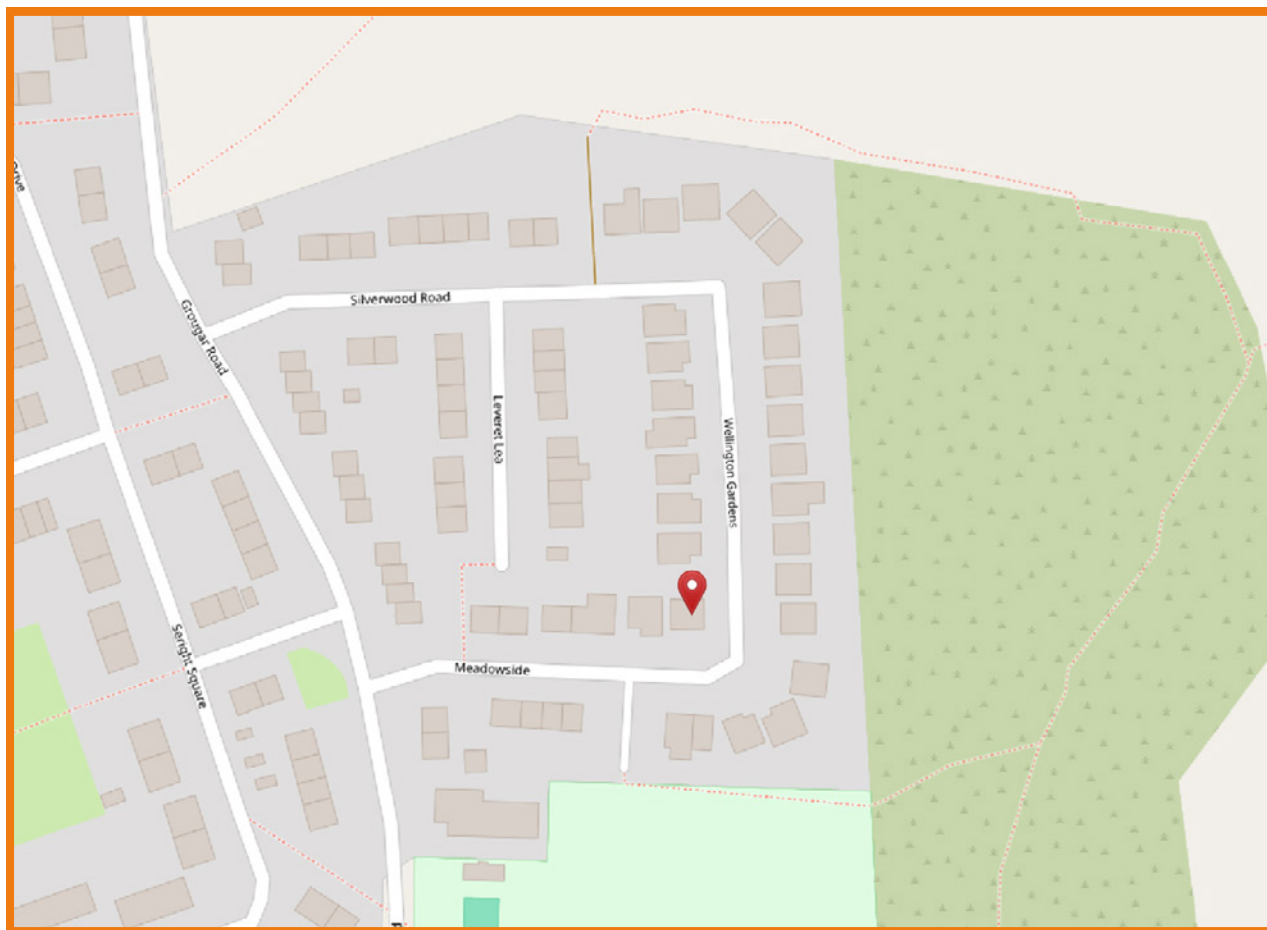
Travelling from Kilmarnock on London Road, enter Crook-edholm turn left into Grougar Road then right into Meadowside, continue to Wellington Gardens and the property is on the left hand side.

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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