



**10 Glebe Court, Kilmarnock, KA1 3BD**  
**Offers Over £240,000**





Excellent opportunity to purchase this rarely available modern DETACHED VILLA situated within a very private and exclusive quiet cul-de-sac development close to Kilmarnock Town Centre and the Dick Institute public library, museum and art gallery.

Constructed by Klin Homes just over twenty years ago this bright spacious home provides accommodation over two levels. On the ground floor the immediately impressive reception hall with feature staircase allows access to the spacious lounge via patio doors, as well as the kitchen to the rear. The cloakroom is also accessed from the reception hall. The dining kitchen with an extensive range of both floor standing and wall mounted units accesses the rear gardens via patio doors and the dining room which is also accessed to the rear of the lounge.

On the upper floor there are four well proportioned bedrooms as well as the main bathroom with a three piece suite. The master bedroom with dressing area leads to the en suite shower room. Bedrooms two and three also benefit from wardrobe areas.

The property has fully enclosed landscaped garden grounds bound by timber fencing to the rear. The property benefits from gas fired central heating, double-glazing, off-street parking and a single garage with electric operated metal roller door.

The property is ideally placed to benefit from the many amenities found locally. These include nearby shops catering for all day to day requirements with more extensive shopping available in the nearby Retail Park. Shops within the Retail Park include B&Q, Next, Asda, restaurants, as well as a large Odeon Cinema. For the motorist there is easy access to the A77/M77 and public transport locally includes both bus and rail transport from Kilmarnock Town Centre.

The agents have no hesitation in recommending early internal viewing of the rarely available family home.

### DIMENSIONS

Lounge	15'4" x 10'5"
Dining room	8'4" x 10'5"
Kitchen	11'11" x 14'6"
Cloakroom	6'3" x 3'1"
Master Bedroom	14'2" x 9'1"
En-suite	6'0" x 7'6"
Bedroom Two	13'4" x 8'2"
Bedroom Three	9'2" x 10'10"
Bedroom Four	8'2" x 8'1"
Bathroom	6'0" x 7'6"

### COUNCIL TAX

Band F

### ENERGY RATING

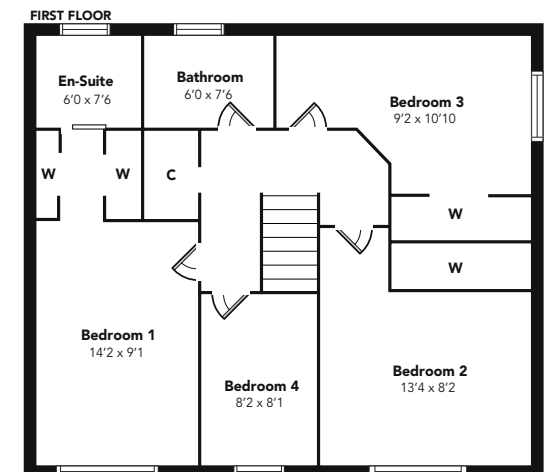
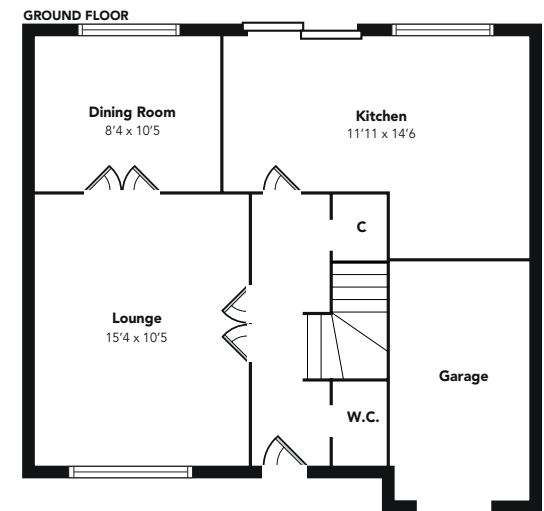
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### INCLUSIONS

Fitted floor coverings, light fittings, kitchen and shower room fixtures and fittings and any other negotiable items.

### FEATURES

- Excellent quiet location
- Seldom available within this location
- Four bedrooms
- Two public rooms
- Fabulous gardens to the rear
- Viewing recommended



Floorplans are indicative only - not to scale  
Produced by Plushplans



### TRAVEL DIRECTIONS

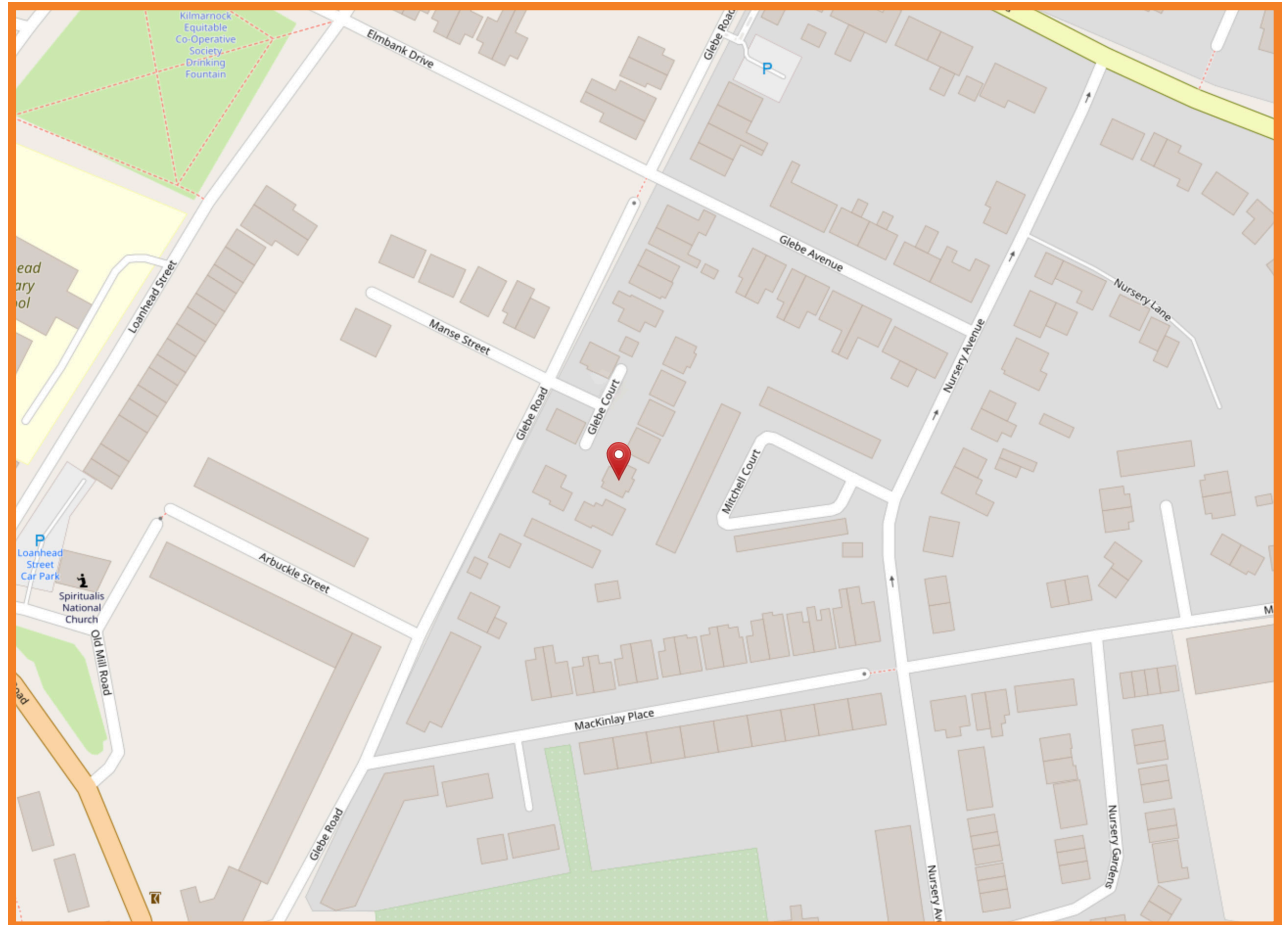
Travelling from Kilmarnock one way system on Old Mill Road turn left into Glebe Rod and continue turning right into Glebe Court, the property is located directly ahead.

### 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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