



**20 Strawberrybank Road, Kilmarnock KA3 7RT**  
**Offers Over £220,000**





Fabulous opportunity to purchase this impressive deceptively very spacious SEMI DETACHED BUNGALOW excellent location within the much sought after residential area of Kilmarnock. The property is located directly opposite the entrance to Kay Park, and five minutes' walk from Kilmarnock Town Centre and Kilmarnock Bus station. There are many retail outlets and a wide selection of bars, restaurants and cafes within the town. Public transport facilities include regular bus services nearby including express services to Glasgow with frequent rail travel from Kilmarnock Railway Station There are good road links providing easy access to the A77/M77 Motorway allowing fast commuting to Ayr, Prestwick and Glasgow City Centre.

The property does need a degree of general modernisation and upgrading throughout. It boasts spacious accommodation comprising a large reception hall, spacious bay windowed lounge with open fire and views over Kay Park, a galley style kitchen accessed to the rear of the large dining room with access to a utility area, three spacious bedrooms, a modern shower room and a fully floored attic space providing an excellent level of storage.

This property has numerous notable features as well as excellent potential, however the particularly private gardens to the rear with access from the side lane to both the gardens and garage are worth noting.

As stated this property does require attention and upgrading to many areas, however properties of the style and location rarely come to the market and the agents would strongly recommend early viewing to fully appreciate the potential this home offers.

#### DIMENSIONS

Lounge	19'9" x 14'4"
Kitchen	12'4" x 7'7"
Dining Room	14'9" x 12'10"
Bedroom one	14'0" x 12'0"
Shower room	8'1" x 6'4"
Bedroom two	12'10" x 10'9"
Bedroom three	12'4" x 10'2"
Utility room	7'7" x 5'7"

#### COUNCIL TAX

Band E

#### ENERGY RATING

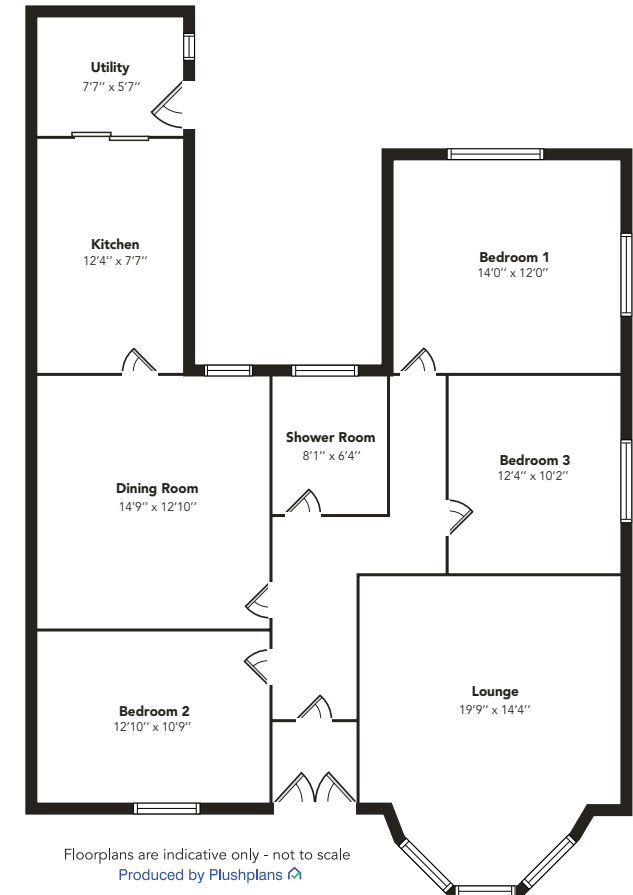
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#### INCLUSIONS

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

#### FEATURES

Fabulous opportunity with amazing potential  
 Close to all amenities  
 Schooling nearby  
 Three double bedrooms  
 Oil Central heating  
 Viewing essential





### TRAVEL DIRECTIONS

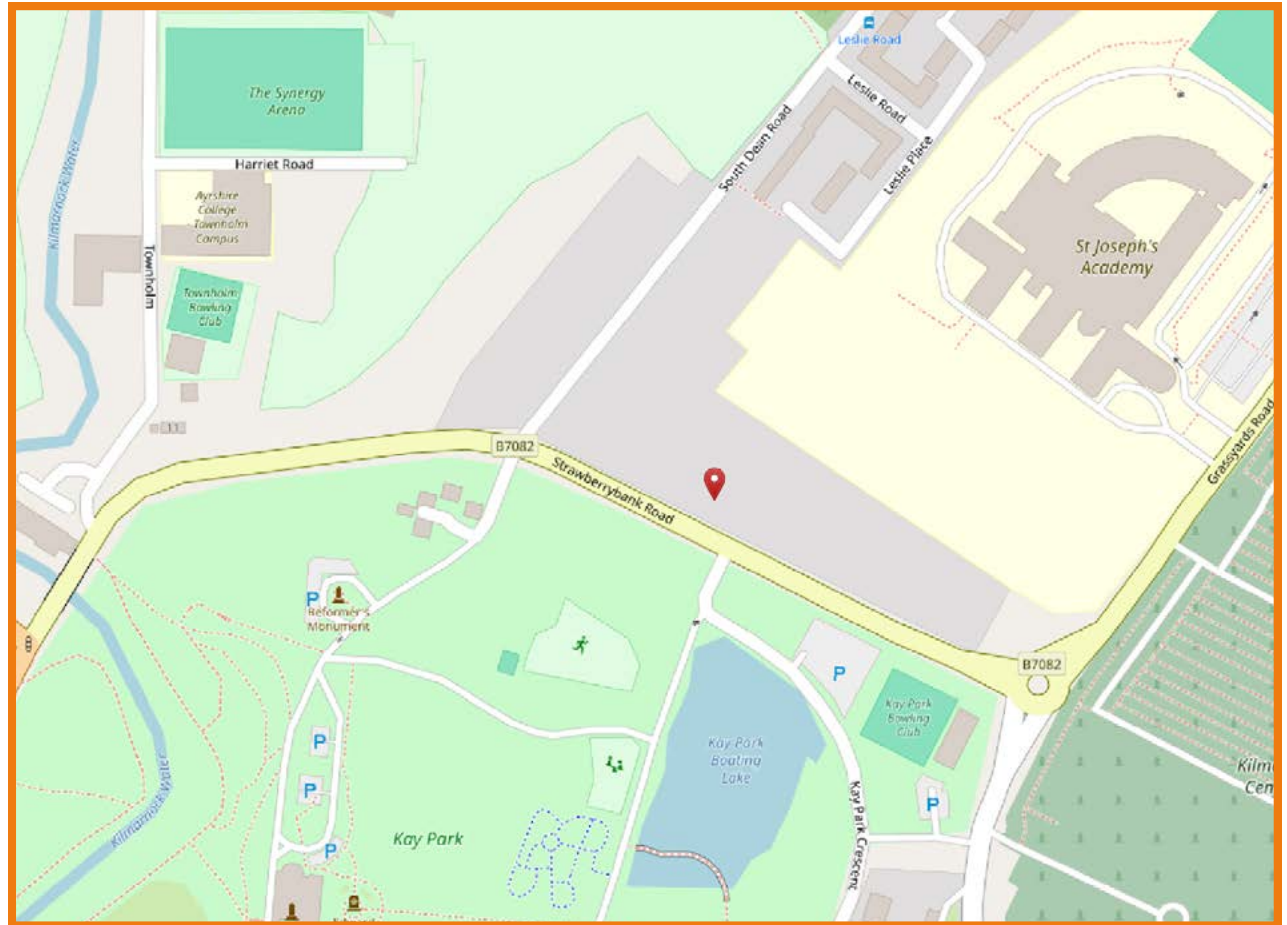
Travelling from Grassyards Road follow Strawberrybank Road passing Kay Park to the left hand side. Continue on Strawberrybank Road where the property sits on the left opposite the park entrance.

### 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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