



45 Kilmarnock Road, Kilmarnock, KA2 0EZ
Offers Over £95,000

Ideal opportunity to purchase this spacious semi-detached three bedroom family home located within this popular Ayrshire village a short distance from Crosshouse Hospital.

This spacious family home boasts flexible accommodation over two levels, requiring some cosmetic upgrading. The lower level features a reception hall, a large bright lounge, kitchen with an extensive range of floor standing and wall mounted units including ample space for dining. The kitchen also provides access to the large rear gardens. Additionally, the ground floor has a well proportioned shower room and a utility area with storage and plumbing for a washing machine. The upper level offers three double bedrooms, one to the front and two to the rear, the larger front room has extensive storage as well as an en suite WC.

Features within the property include gas central heating with a combination boiler, triple glazing throughout, gardens to the front, side and rear and driveway to single timber garage.

The property is found within the village of Crosshouse and is ideally placed to benefit from the many amenities found locally. There is a selection of shops found within the village catering for all day to day requirement with more extensive shopping available towards nearby Kilmarnock offering wide selection of supermarkets, bars, restaurants and cafes. Public transport facilities within Crosshouse include a regular bus service connecting to Kilmarnock and Irvine. Schooling is available locally at primary level with secondary level education available in Kilmarnock. University Crosshouse Hospital is a short distance from the property. There are excellent road links providing access to the A71, A77 and M77 Motorway. Annanhill Golf course is also nearby.



DIMENSIONS

Lounge	14'7" x 13'1"
Kitchen	10'0" x 13'1"
Bedroom 1	15'0" x 10'8"
Bedroom 2	13'2" x 9'5"
Bedroom 3	10'9" x 10'3"
Shower Room	6'10" x 6'9"

COUNCIL TAX

Band B

ENERGY RATING

C

FEATURES

Flexible accommodation
Dining sized kitchen

Three bedrooms

Close to Crosshouse Hospital
Gas central heating and triple glazing
Attractively priced
Viewing recommended

INCLUSIONS

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

TRAVEL DIRECTIONS

Entering Crosshouse from Kilmarnock
pass the Hospital to the right, continue
on Kilmarnock Road where

the property sits on the right hand side.

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.



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