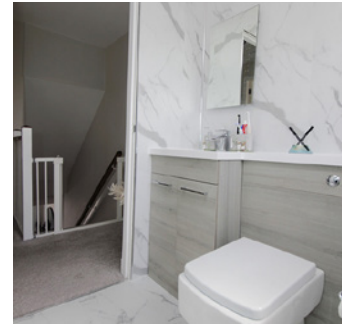




**4 Meadowside, Crookedholm, KILMARNOCK KA3 6LU**  
**Offers Over £100,000**





Superb opportunity to purchase this beautifully presented and rarely available MID TERRACED VILLA enjoying a quiet setting in a popular location within the Ayrshire Village of Crookedholm on the outskirts of Kilmarnock and just a short distance from the nearby A77 By-pass.

The village of Crookedholm which lies along the River Irvine has a pleasant circular walk beginning in the woodland area along the River Irvine between Crookedholm and Milton Road. The village offers a small range of amenities including a shop catering for all day-to-day requirements. More extensive facilities can be found within the nearby town of Kilmarnock including many retail outlets and a wide selection of bars, restaurants and cafes. Public transport locally includes regular bus services with frequent rail travel available from Kilmarnock. Nursery, primary and secondary schooling is available locally. Crookedholm is conveniently placed a short distance from the A77/M77 Motorway providing commuting to Glasgow City Centre as well as all major Ayrshire towns.

This property provides ideal first family accommodation over two floors, with a large reception hallway and a spacious lounge with front facing windows. The lovely modern dining kitchen, accessed from the rear of the hallway, has an extensive range of floor standing and wall mounted units and provides access from the dining area, with French doors to the enclosed rear gardens. Further accommodation includes two double bedrooms which both benefit from fitted wardrobes and a recently fitted modern shower room.

Features of this property include enclosed landscaped private gardens to the rear with lawn and patio area, a driveway to the front, double glazing and gas central heating.

### DIMENSIONS

Lounge	12'7" x 11'3"
Kitchen	9'9" x 7'8"
Dining area	9'9" x 7'11"
Bedroom 1	14'9" x 8'4"
Bedroom 2	10'6" x 10'0"
Shower room	5'5" x 7'2"

### COUNCIL TAX

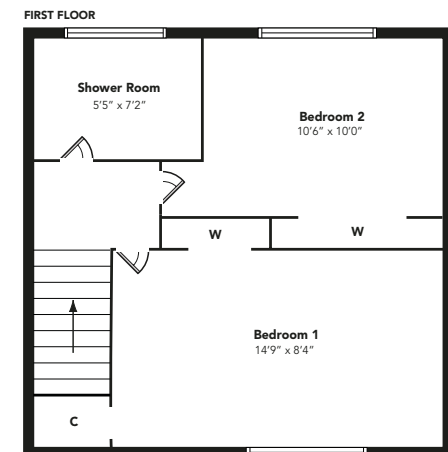
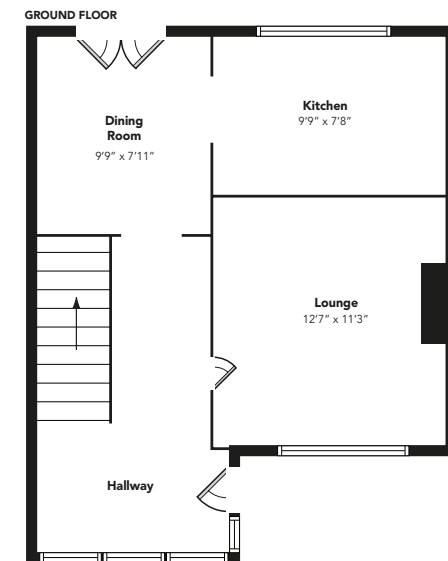
Band A

### ENERGY RATING

C

### FEATURES

- Seldom available
- Beautifully presented throughout
- Spacious lounge
- Good storage
- Gas central heating
- Double glazing
- Fully enclosed gardens
- Viewing recommended



Floorplans are indicative only - not to scale  
Produced by Plushplans



### TRAVEL DIRECTIONS

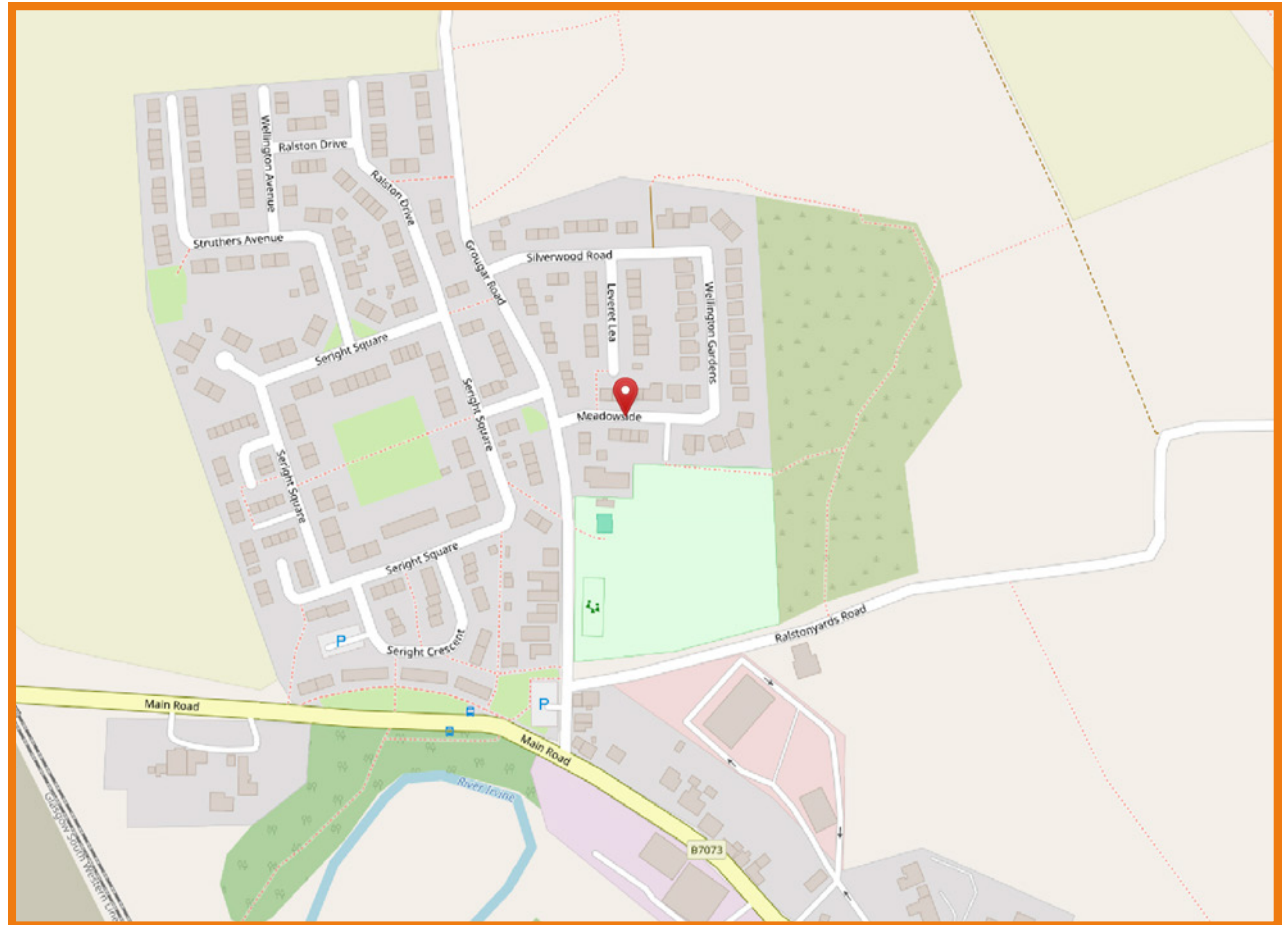
Travelling from Kilmarnock on London Road, enter Crookholm turn left into Grougar Road then right into Meadowside, the property is on the right hand side.

### 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.



**7-9 Grange Place, Kilmarnock KA1 2BH**

**T. 01563 522 137**

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