



**3 Westray Drive, Southcraigs, Kilmarnock KA3 2GR**  
**Offers Over £220,000**





Ideal opportunity to purchase this ATTRACTIVELY PRICED EXTENDED DETACHED VILLA found within this much sought after modern estate. The property is located within the Southcraigs area of Kilmarnock and ideally placed a short distance from the M77 Motorway providing fast easy access to Glasgow City Centre and all major Ayrshire towns. There are a variety of shopping facilities found a short distance from the property to include a large Tesco Supermarket. Further shopping can be found within Kilmarnock Town Centre with many High Street names. Public transport facilities include regular train services as well as frequent bus travel on Glasgow Road. Schooling is available locally at both primary and secondary levels.

In need of a small degree of upgrading this spacious property offers family accommodation over two levels comprising entrance porch, bright spacious lounge with windows to the front and open plan to the dining area to the rear, there is access to a large sun room from the dining area which is also accessed from the extended kitchen. The extended dining kitchen which is accessed from the lounge provides access to the utility area with direct access to the side of the property. There is an internal cloakroom with a two piece suite accessed from both the utility room and the lounge.

On the upper level there are four well proportioned bedrooms (master offering en-suite facilities) with three rooms benefitting from wardrobe space. Also on the upper level there is a well proportioned family bathroom which does require to be reinstated

Features of this property include a driveway to front providing off-street parking, electric heating, double glazing, an integral garage and sizeable fully enclosed private garden grounds to rear. The property is also fitted with solar photovoltaic panels on the front, rear and side roof pitches providing electricity to the property, along with battery storage located in the landing cupboard.

The agents have no hesitation in strongly recommending early internal viewing of this spacious family home which as stated requires upgrading to areas.

**DIMENSIONS**

Lounge	22'7" x 13'0"
Sun room	11'2" x 13'10"
Dining kitchen	17'1" x 13'0"
Cloakroom	8'0" x 4'11"
Master Bedroom	11'8" x 9'6"
En-suite	6'0" x 10'0"
Bedroom Two	12'0" x 8'3"
Bedroom Three	8'3" x 8'5"
Bedroom Four	8'3" x 10'7"
Utility area	6'1" x 5'3"
Bathroom	7'1" x 7'1"

**COUNCIL TAX**

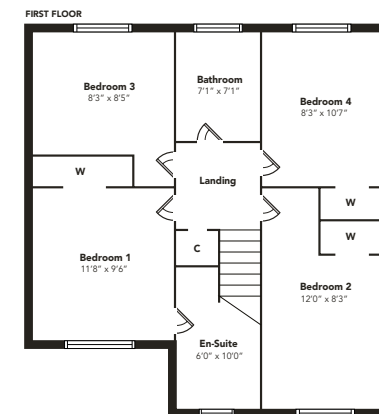
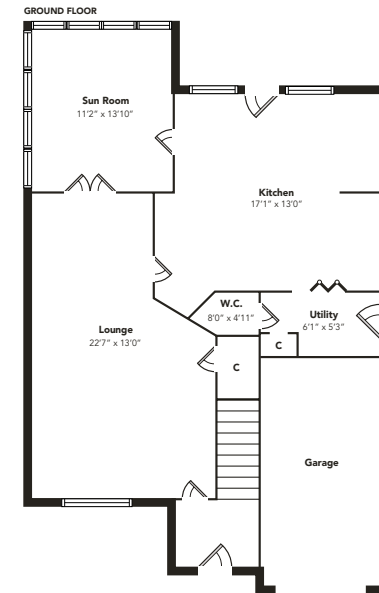
Band F

**ENERGY RATING**

C

**FEATURES**

- Sought after location
- Solar photovoltaic panels
- Spacious family home
- Four bedrooms
- Double Glazing
- Integral garage with driveway



Floorplans are indicative only - not to scale  
Produced by Plushplans



### TRAVEL DIRECTIONS

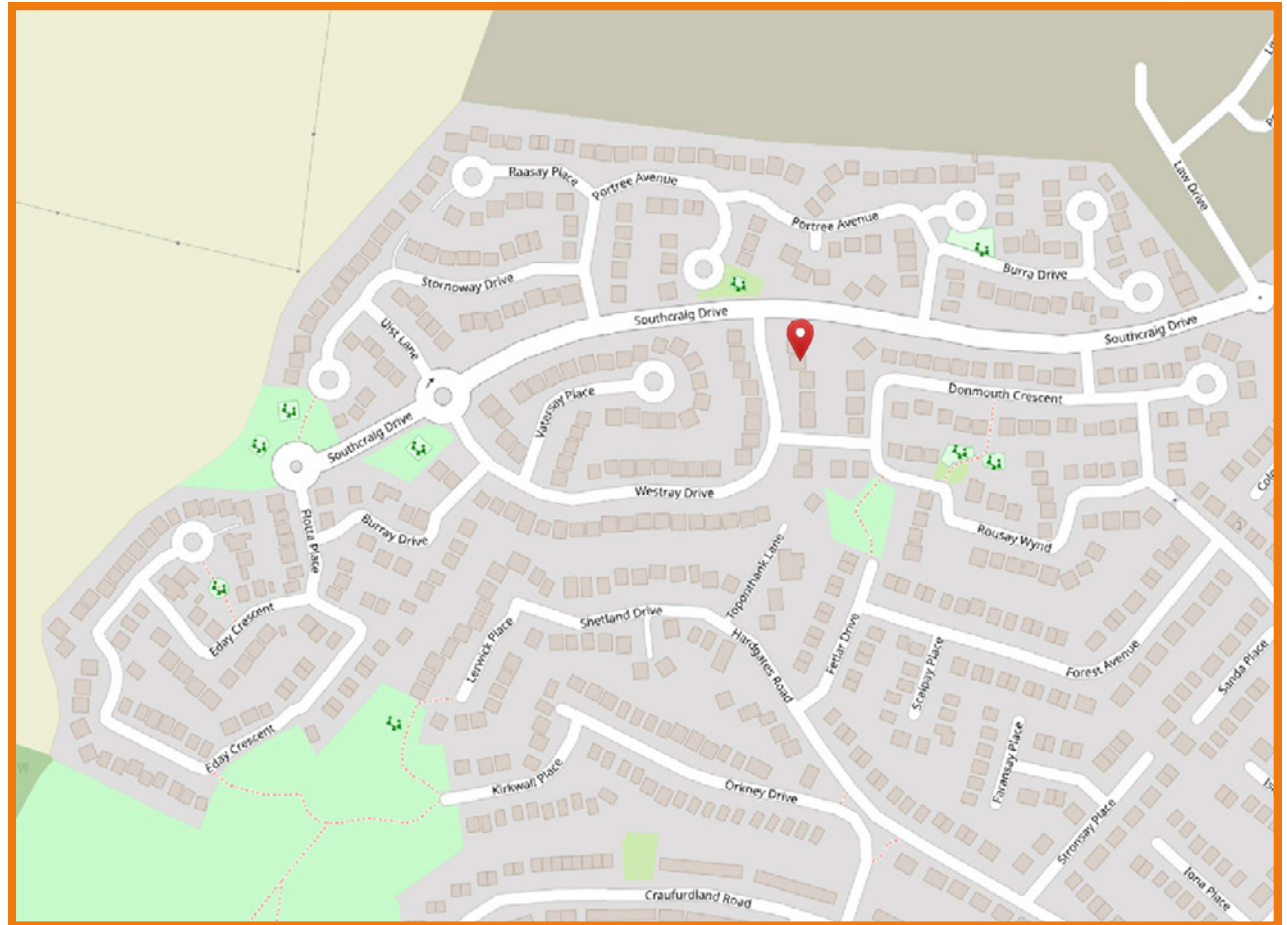
Travelling on Southcraig Drive from main roundabout, continue passing through the first roundabout taking the second turning on the left into Westray Drive.

### 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**

**Email. [property@barnettslaw.co.uk](mailto:property@barnettslaw.co.uk)  
Website: [www.barnettslaw.co.uk](http://www.barnettslaw.co.uk)**