



34 Fairlie Avenue, Kilmarnock KA1 1UA
Offers Over £185,000

Fabulous opportunity to purchase this spacious SEMI DETACHED VILLA found within one of Kilmarnock's most sought after residential areas. Enjoying a quiet cul de sac position and located between Dundonald Road and Holmes Road, the property enjoys a quiet and private setting. The highly regarded Gargieston primary school is found just a short walk from the property and secondary schooling is available towards the Grange. The property is ideally placed to benefit from the excellent amenities which Kilmarnock offers including may retail outlets and a wide selection of bars and cafes. Public transport services locally include frequent bus services as well as excellent rail services from Kilmarnock railway station. For the motorist the nearby A71 provides easy access to the A77/M77 Motorway allowing easy commuting to Glasgow City Centre as well as all major Ayrshire towns.

Requiring a degree of cosmetic upgrading this property offers fabulous family accommodation over two levels. The entrance porch allows direct access to the well proportioned reception hallway, bay windowed lounge to the front, a large double bedroom to the rear which could serve as a dining room, to the side of this room and accessing the rear gardens is the spacious kitchen. Also on the lower level there is a wet room with a shower. The stairs access the upper floor where there are two large double bedrooms and a large family bathroom.

Features of this property include a long driveway to the side with access to a timber garage. Front, side and rear gardens with a large selection of mature plants and shrubs. Within the property there is gas central heating and double glazing throughout.

The agents have no hesitation at all in recommending early internal viewing of this excellent family home as stated a degree of general upgrading is needed.

DIMENSIONS

Lounge	15'00" x 13'9"
Kitchen	8'10" x 10'0"
Bedroom 1	13'8" x 12'3"
Wet Room	6'0" x 3'0"
Bathroom	8'0" x 6'0"
Bedroom 2	15'0" x 11'7" (Front)
Bedroom 3	15'0" x 10'9"

Driveway to garage
Viewing highly recommended

INCLUSIONS

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

TRAVEL DIRECTIONS

Travelling from Kilmarnock town centre on Dundonald Road, cross traffic light junction at South Hamilton Street and continue turning left into Mount Avenue then first left into Fairlie Avenue, the property sits at the end on the left hand side.

COUNCIL TAX

Band E

ENERGY RATING

C

FEATURES

Excellent opportunity
Bay windowed lounge
Outstanding location within quiet setting
Cosmetic upgrading
Two/three double bedrooms

VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

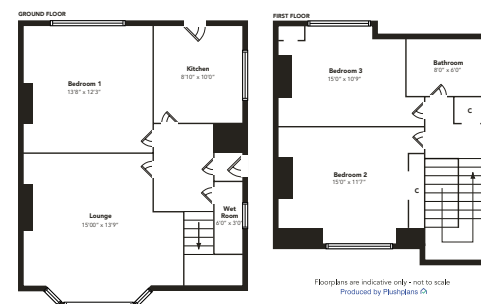
ENTRY DATE

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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