



 **3**
Bedrooms

 **1**
Bathroom



Property Matters Online are delighted to present to the market this well-proportioned three-bedroom END TERRACED VILLA situated within the sought after New Farm Loch area of Kilmarnock.

The accommodation is formed over two levels with the ground floor comprising entrance hallway with French doors opening to the spacious open plan living, dining and kitchen area with front facing window and French doors which open from the dining area to the rear garden. The first floor houses the three well-proportioned bedrooms and three-piece family bathroom comprising vanity unit which houses the wc and wash hand basin, and bath with overhead shower.

The property further benefits from hard-landscaped gardens to the front and rear.

LOCATION

The accommodation is situated minutes from the new William McIlvanney Campus, transport links and local Amenities. Kilmarnock town centre is within walking distance and enjoys excellent amenities which include an extensive range of local shops which cater for everyday requirements as well as a choice of banks and supermarkets. For the commuter there are good local transport links which include a rail link from Kilmarnock Town Centre adjoining the area to Glasgow City Centre and the Ayrshire coast. Additionally, there are established road links with the extensive M77 motorway network providing a fast and efficient route to Glasgow, Ayr, Prestwick and Prestwick International Airport. Leisure pursuits can be enjoyed at Dean Castle Country Park, the Galleon Leisure Centre as well as a choice of local golf clubs. This property must be viewed to be full appreciated.

Rooms Sizes (Approx.)

ENTRANCE HALLWAY 5.18m x 1.88m

LOUNGE 5.20m x 3.47m

DINING KITCHEN 5.46m x 2.69m

BEDROOM 4.24m x 3.48m

BEDROOM 3.48m x 2.98m

BEDROOM 3.31m x 2.39m

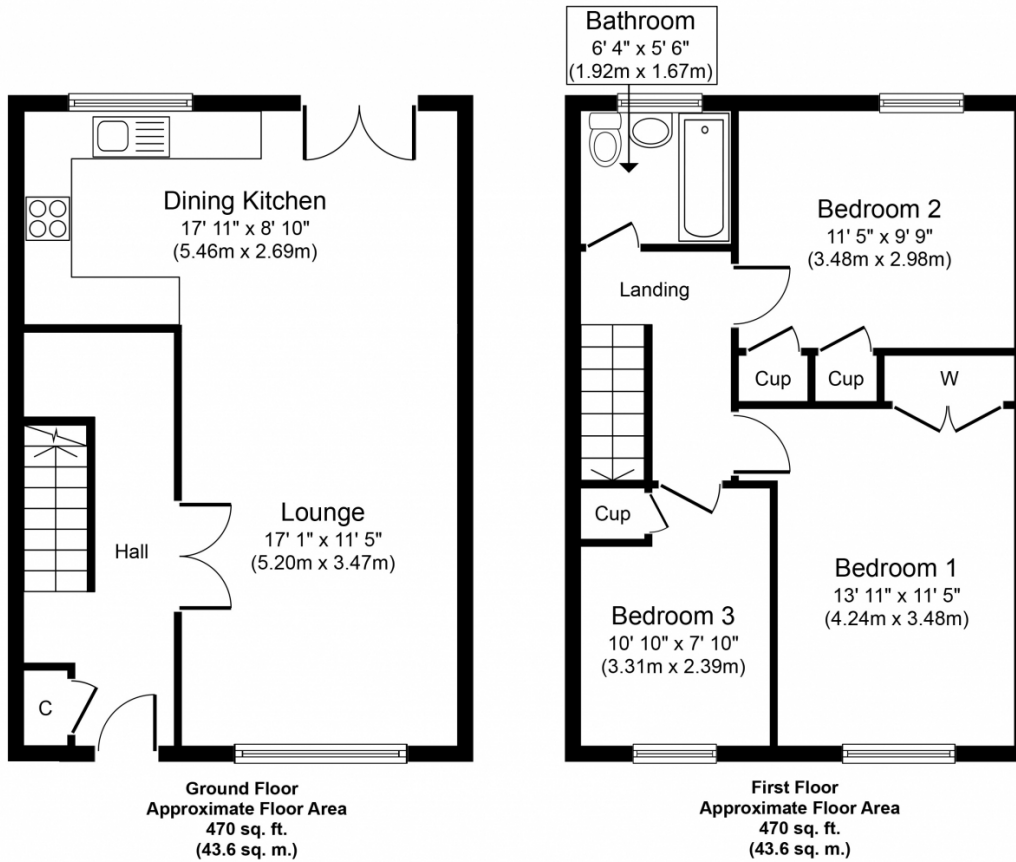
BATHROOM 1.92m x 1.67m

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NB*This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.*****

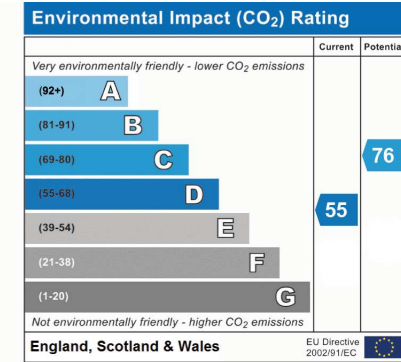
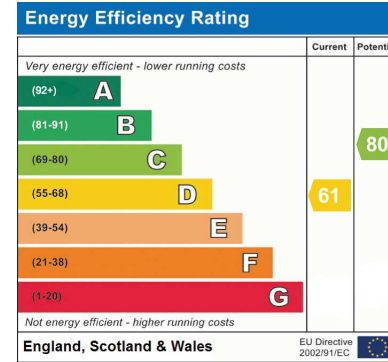
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