



**4H MacEwan Place, Kilmarnock KA3 7ER**  
**Offers Over £39,995**



Excellent opportunity to purchase this rarely available very spacious maisonette style flat providing super family accommodation over two levels.

Accessed from the first floor this property provides accommodation over two levels. On the lower the reception hall with direct access to the spacious lounge and to the kitchen. The lounge with near full height windows to the rear is open plan to the dining area and from here there is access to the kitchen. A stair to the side of the hallway provides access to the upper landing with three well-proportioned bedrooms, a modern large shower room comprising a wash and basin and a pedestal set within a large vanity style unit and a corner shower cubicle.

Features of this property include residents parking to the front, security-controlled entry, gas central heating with a combination boiler, double glazing and an excellent level of storage throughout the property.

The property is close to Piersland Park, Kay Park and London Road and as such is ideally placed to benefit from the wide and varied amenities found locally. Kilmarnock offers many retail outlets and a wide selection of bars, restaurants and cafes. Public transport facilities include regular bus services on Macphail Drive and nearby Kilmarnock Bus Station with frequent rail travel from Kilmarnock Railway Station, which is less than 15 minutes' walk from the property. For the motorist Grassyards Road provides direct easy access to the A77/M77 Motorway. Schooling is available locally at both primary and secondary levels.

#### DIMENSIONS

Lounge	14'8" x 10'10"
Dining Room	10'0" x 10'10"
Kitchen	12'2" x 9'0"
Bedroom 1	12'10" x 10'10"
Bedroom 2	11'7" x 10'10"
Bedroom 3	8'10" x 9'8"
Bathroom	9'0" x 6'0"

#### COUNCIL TAX

Band A

#### ENERGY RATING

C

#### FEATURES

Sought after locale  
Bright spacious public room  
Three bedrooms  
Residents parking  
Double glazing  
Central heating

#### INCLUSIONS

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

#### TRAVEL DIRECTIONS

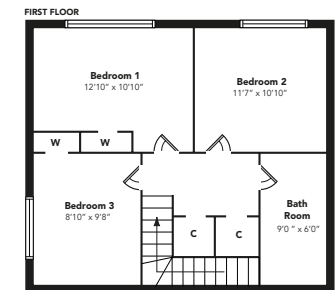
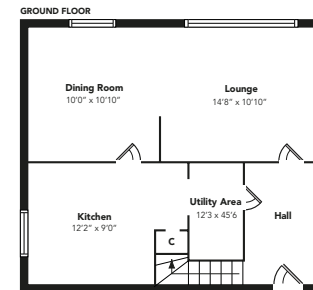
Travelling from Kilmarnock Town Centre on London Road, continue to the traffic junction turning left onto Holehouse Road continue travelling on Holehouse Road passing shops to the left turning left onto Grassyards Road right into Mackenzie Drive continue to MacPhail Drive turning left then right into MacLean Drive where 4 MacEwan Place is situated at the T junction, directly ahead.

#### VIEWING

Strictly by appointment through Barnetts

#### ENTRY DATE

By arrangement



Floorplans are indicative only - not to scale  
Produced by Flushplans



#### 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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