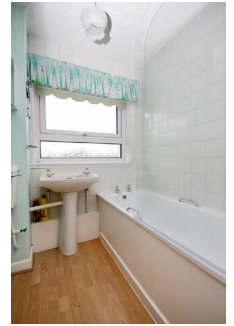




**16 Macdonald Gardens, New Farm Loch, Kilmarnock KA3 7HP**  
**Offers Over £92,500**





Excellent opportunity to purchase this well maintained THREE BED END TERRACED VILLA enjoying a lovely setting and found within this sought after popular residential location.

The property offers great family accommodation over two levels comprising large entrance hall with good storage, bright well proportioned lounge with windows to the front and to the rear. The breakfasting sized kitchen is accessed from the lounge has an extensive range of floor standing and wall mounted units finished in beech with contrasting work surface area, a free standing washing machine and fridge freezer and provides access to the fully enclosed private rear gardens bound by timber fencing and mature plants and shrubs. On the upper level there are three spacious bedrooms, two to the front and one to the rear and the family bathroom comprising a three piece suite.

Features of this property include recent external rendering, gas central heating with a combination boiler, double glazing and easily maintained enclosed gardens to the front and rear.

The property is found within the New Farm Loch area of Kilmarnock and as such is ideally placed to benefit from the wide and varied amenities found locally. Kilmarnock itself offers an excellent range of shopping to include many High Street names as well as various supermarkets. Public transport facilities include regular bus services on Macdonald Drive with frequent rail travel from Kilmarnock Town Centre. For the motorist Sutherland Drive provides direct easy access to the A77/M77 Motorway. Schooling is available locally at both primary and secondary levels.

#### DIMENSIONS

Lounge	19'2" x 10'8"
Kitchen	12'3" x 9'10"
Hallway	12'9" x 4'10"
Bedroom 1	14'7" x 4'10"
Bedroom 2	14'6" x 9'10"
Bedroom 3	9'10" x 6'9"
Bathroom	6'8" x 5'6"

#### COUNCIL TAX

Band B

#### ENERGY RATING

D

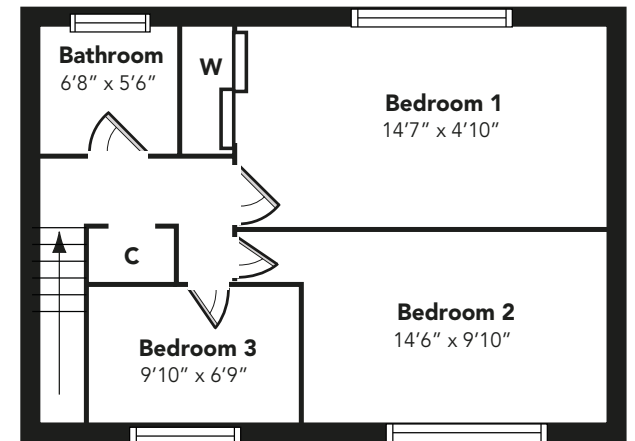
#### FEATURES

Sought after locale within lovely setting  
 Recent external rendering  
 Three spacious bedrooms  
 Breakfasting sized kitchen  
 Enclosed gardens  
 Good storage throughout  
 Double glazing  
 Central heating

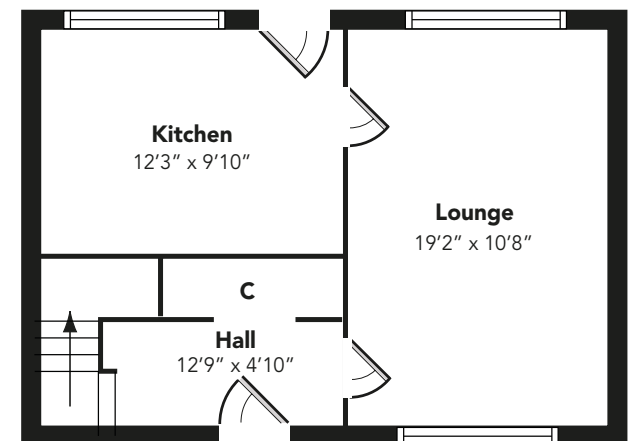
#### INCLUSIONS

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

#### FIRST FLOOR

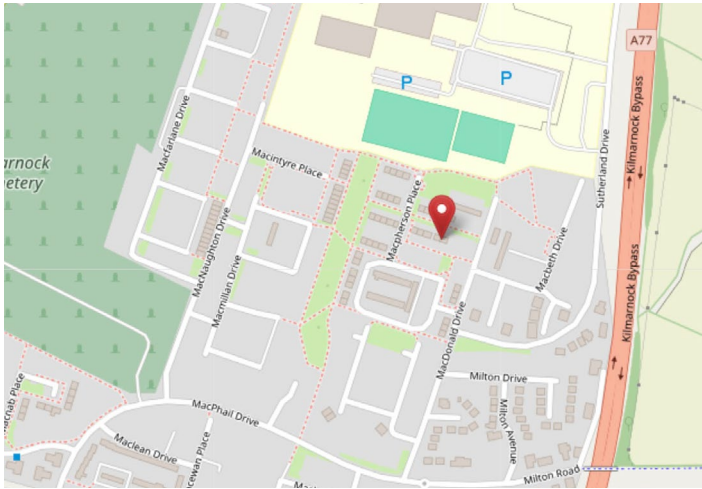


#### GROUND FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans



### TRAVEL DIRECTIONS

Travelling from Sutherland Drive turn right onto Macdonald Drive, then left into MacCallum Place then right into Macdonald Gardens. For SAT NAV PURPOSE THE POSTCODE IS KA3 7HP.

### VIEWING

Strictly by appointment through Barnetts

### 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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