



**18 Irvine Road, Crosshouse, Kilmarnock KA2 0HQ**  
**Offers Over £135,000**





Fabulous opportunity to purchase this deceptively very spacious and well-presented traditional semi-detached 4 bedroom family home located within this popular Ayrshire village a short distance from Crosshouse Hospital.

Presented to the market in excellent decorative order this property offers very spacious and flexible accommodation over two levels. On the lower level a reception hall, a large room to the front presently serving as a bedroom could easily be used as the principle public room. The room presently being used as the lounge has open plan stairs leading to the upper landing and giving access to the rear to the utility area which in turn leads to the large dining kitchen. The kitchen has an extensive range of units with a complimentary work surface a large island separates the kitchen from the family area. The kitchen gives access to the decking area and private gardens via patio doors.

On the upper floor there are two good sized double bedrooms the larger to the front benefiting from an en suite and a single bedroom.

Features within the property include gas central heating with a combination boiler, double glazing, a drive way leading to a garage and private gardens.

The property is found within the village of Crosshouse and is ideally placed to benefit from the many amenities found locally. There is a selection of shops found within the village catering for all day to day requirement with more extensive shopping available towards nearby Kilmarnock offering wide selection of supermarkets, bars, restaurants and cafes. Public transport facilities within Crosshouse include a regular bus service connecting to Kilmarnock and Irvine. Schooling is available locally at primary level with secondary level education available in Kilmarnock. University Crosshouse Hospital is a short distance from the property. There are excellent road links providing access to the A71, A77 and M77 Motorway. Annanhill Golf course is also nearby.

The agents have no hesitation in recommending early internal viewing of this rarely available, walk in-condition property.

### DIMENSIONS

Lounge	18'0" x 12'0"
Kitchen	18'0" x 10'0"
Bedroom one	14'0" x 12'5"
Bedroom two	14'4" x 7'8"
Bedroom three	12'2" x 10'9"
Bedroom four	10'6" x 6'2"
Bathroom	4'8" x 10'0"

### FEATURES

Well presented throughout  
 Flexible accommodation  
 Three / Four bedrooms  
 Close to Crosshouse Hospital  
 Gas central heating and double glazing  
 Attractively priced  
 Viewing recommended

### COUNCIL TAX

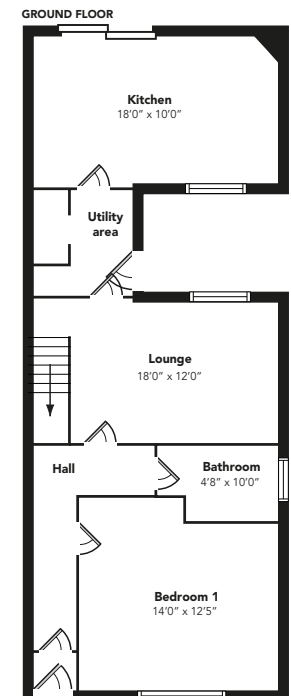
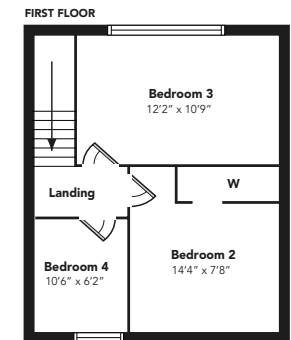
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### ENERGY RATING

E

### INCLUSIONS

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



Floorplans are indicative only - not to scale  
 Produced by [Plushplans](#)



#### TRAVEL DIRECTIONS

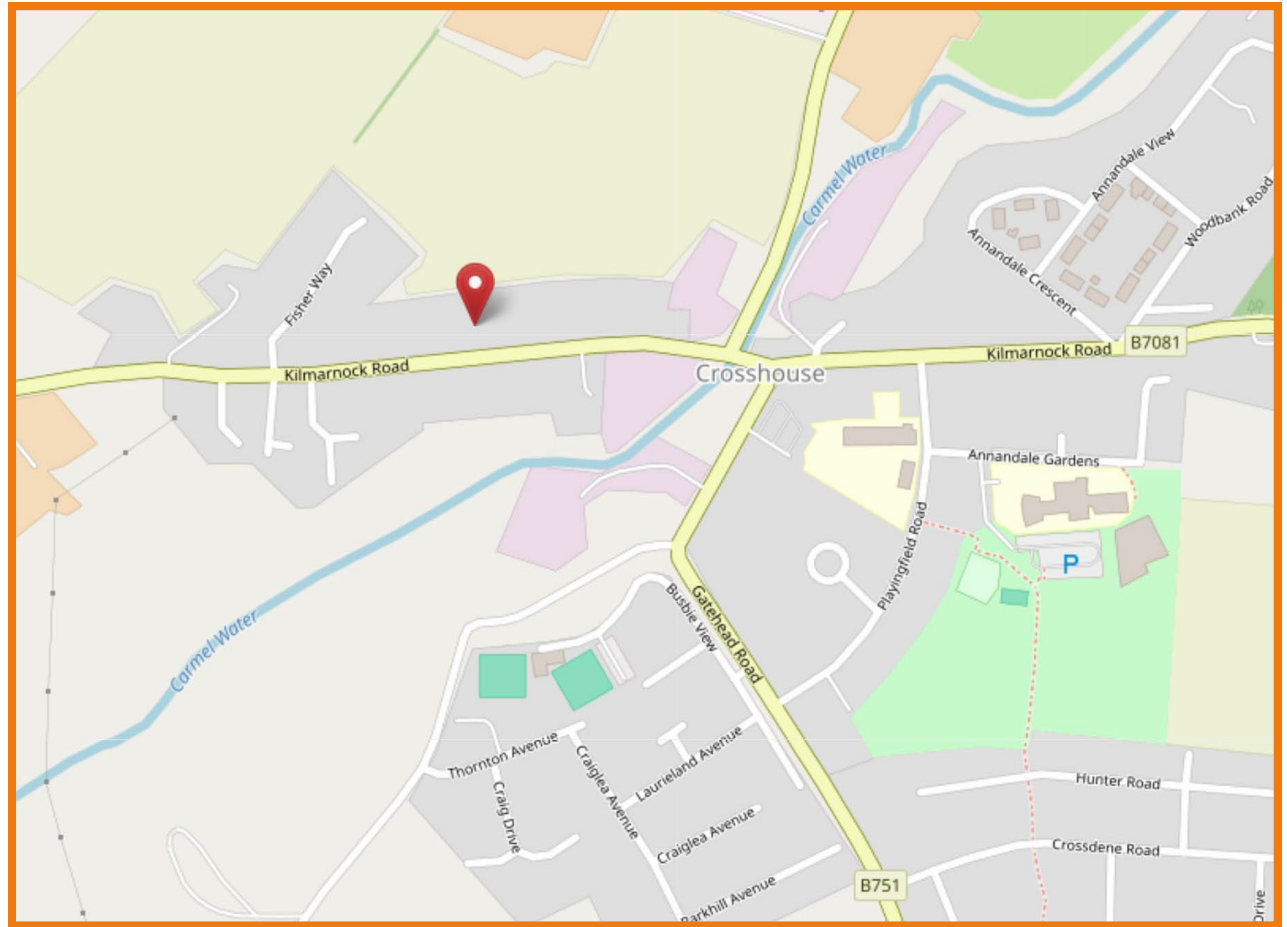
Entering Crosshouse from Kilmarnock pass the Hospital to the right, continue to traffic light junction and continue to Irvine Road where the property sits on the right hand side.

#### 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.



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