



129 Sutherland Drive, New Farm Loch Kilmarnock KA3 7JP
Offers Over £90,000





Excellent opportunity to purchase this BRIGHT AND SPACIOUS MID TERRACED VILLA enjoying a convenient setting and found within this sought after popular residential location.

The property offers ideal family accommodation over two levels comprising large bright entrance hall, spacious lounge with windows to the front and to the rear open plan to the dining sized kitchen. The dining sized kitchen which has a range of floor standing and wall mounted units is also accessed from the reception hallway and provides access to the fully enclosed private rear gardens. On the upper level there are three good sized bedrooms and modern family bathroom with a three piece suite and shower over the bath

Features of this property include fully enclosed private gardens to the rear, gas central heating with a condensing combination boiler, good storage throughout, double glazing and off street parking to the front.

The property is found within the New Farm Loch area of Kilmarnock just off the A77 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 Sutherland Drive with frequent rail travel from Kilmarnock Town Centre. For the motorist Grassyards Road provides direct easy access to the A77/M77 Motorway allowing fast commuting to Ayr, Prestwick and Glasgow City Centre. Schooling is available locally at both primary and secondary levels.

DIMENSIONS

Lounge	16'3" x 11'6"
Dining Kitchen	18'6" x 9'0"
Bedroom 1	13'7" x 11'7"
Bedroom 2	10'0" x 11'7"
Bedroom 3	10'3" x 8'9"
Bathroom	6'5" x 6'6"

COUNCIL TAX

Band B

ENERGY RATING

C

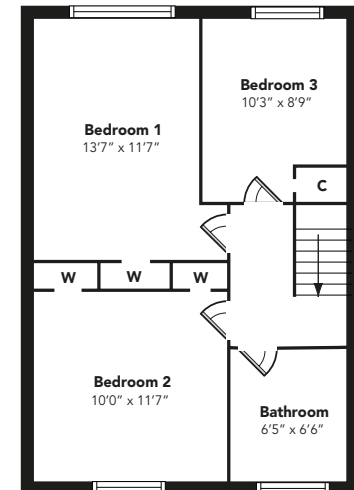
FEATURES

Sought after locale with convenient setting adjacent to A77
 Three spacious bedrooms
 Dining sized kitchen
 Enclosed fully landscaped gardens
 Recent double glazing
 Central heating
 Off street parking

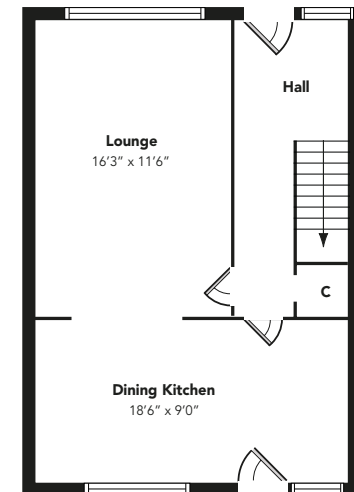
INCLUSIONS

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

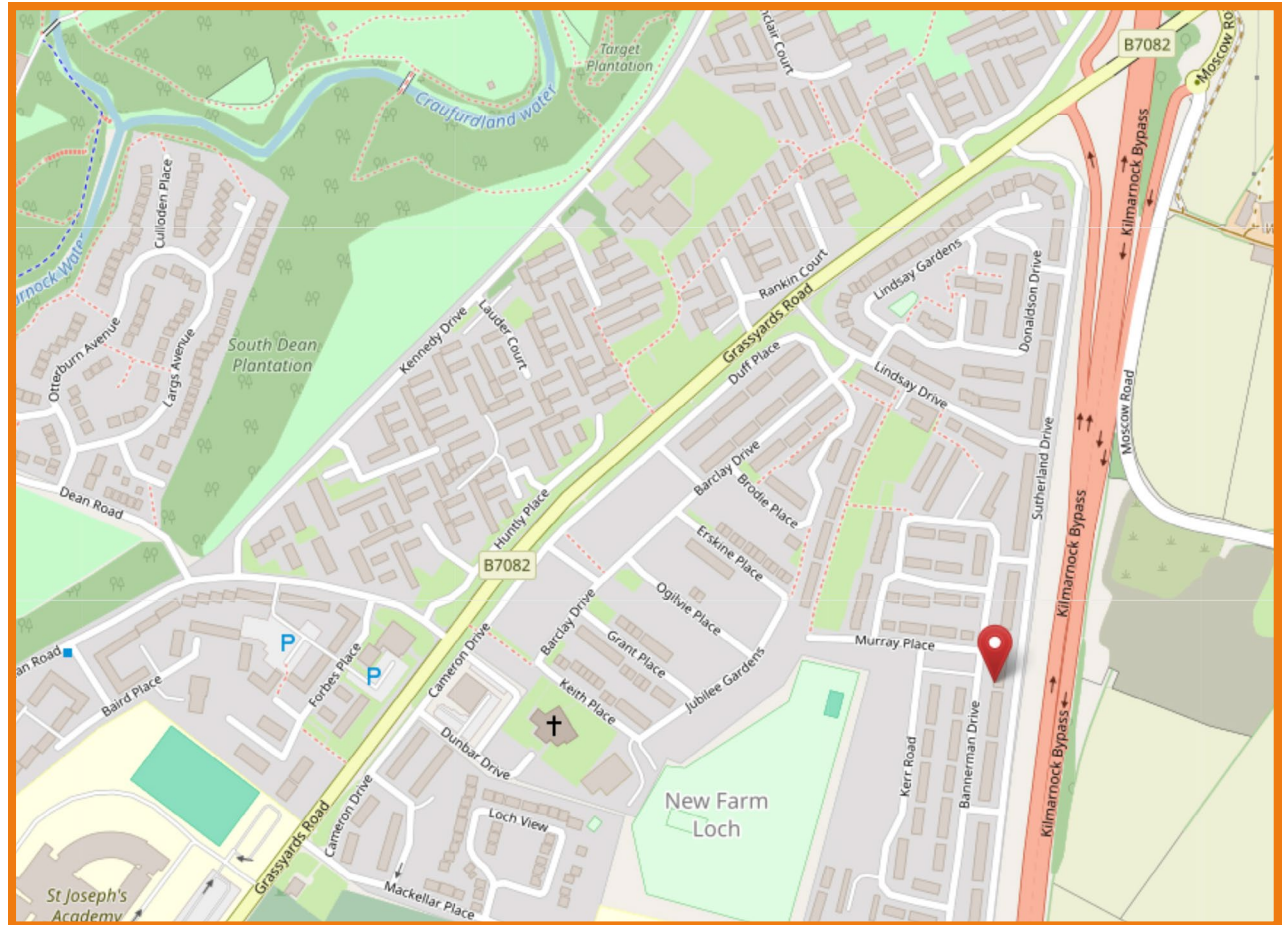
Travelling from Grassyards Road, follow Sutherland Drive where the property sits to the right hand side.

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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