



## Detached House

87 Inchmurrin Drive, Wardneuk, Kilmarnock, KA3 2HY

**Offers Over £179,000**



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### Description

This 3 bedroom detached villa offers superb family accommodation and forms part of a popular residential pocket within the Wardneuk district of Kilmarnock.

Presented in excellent order this home sits on an enviable plot with lawned garden to front, mono block driveway and enclosed gardens to the rear. Inside the property is very well presented and boasts neutral decor and stylish fixtures and fittings. A sun room has been added to the rear enhancing the living space and enjoys aspects over the gardens.

The entrance hall of this property has a window to the side elevation and stairway ahead to the upper level. A handy downstairs wc is found off this hall and a doorway beside the foot of the stairs leads to the lounge. This lounge is a superb reception room, a broad window formation to the front allowing natural light to flood in and framing the pleasant aspects. A handy under stair cupboard affords useful storage space. The dining kitchen is accessed from the rear of the lounge and is beautifully appointed complete with high gloss units and broad worktops. There is an integrated double oven, electric hob, fridge freezer and dishwasher. A washing machine sits neatly beneath the worktops and there is space for a microwave to fit above the oven. The gas central heating boiler is discretely housed within one of the wall mounted cupboards. A window to the rear overlooks the garden with door to the side providing direct access. There is ample space to one end of this kitchen for a dining table and chairs and a door from here leads to the sun room which is an excellent addition to this home. This versatile living space overlooks the gardens and twin doors leads out to decking.

Upstairs the landing links to the three bedrooms, family bathroom and a linen cupboard. A window to the side elevation lends light and a ceiling hatch accesses the partially floored loft. Bedrooms one and two are both nicely proportioned double bedrooms with mirror fronted wardrobes. Bedroom three is more of a single bedroom with an over stair storage cupboard. The bathroom is freshly presented with modern suite and over bath Triton electric shower.

The windows are double glazed, there is gas central heating and a security alarm system.

Externally the property boasts lovely outdoor spaces to be enjoyed. The south west facing rear garden worth particular mention. It has a mixture of lawn, paved areas and decking bordered by timber fencing, wall and mature hedges and there are two handy garden sheds. The driveway to front affords off street parking for 2-3 vehicles.

87 Inchmurrin Drive forms part of the sought after Wardneuk district lying to the northern periphery of Kilmarnock. There are convenient local shops including a TESCO Superstore and Kilmarnock Town Centre offers a further range of shopping and recreational facilities. There is local schooling at both Primary and Secondary level. Commuters have convenient access to train services from both Kilmarnock and Kilmaurs Train Stations. There are also excellent road links to the M77 and central belt motorway network. Other nearby landmarks include Dean Castle Country Park and University Hospital Crosshouse.



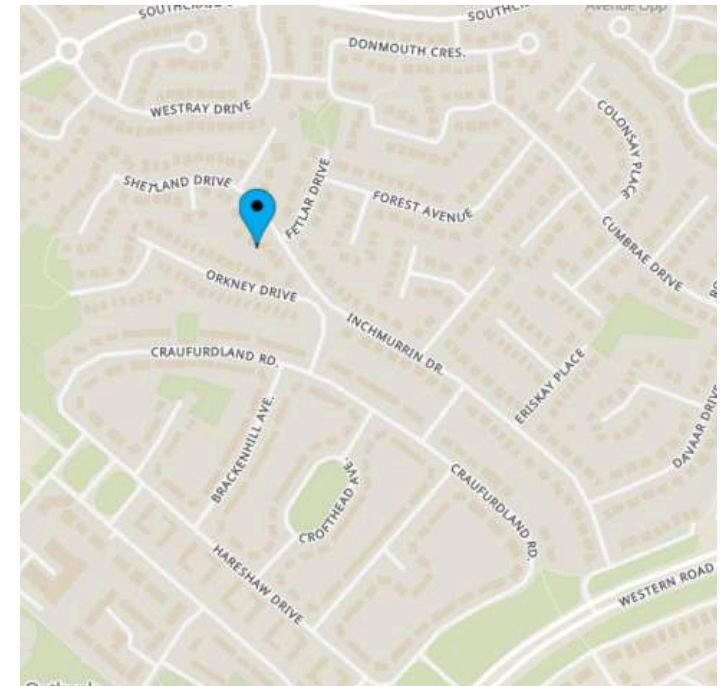
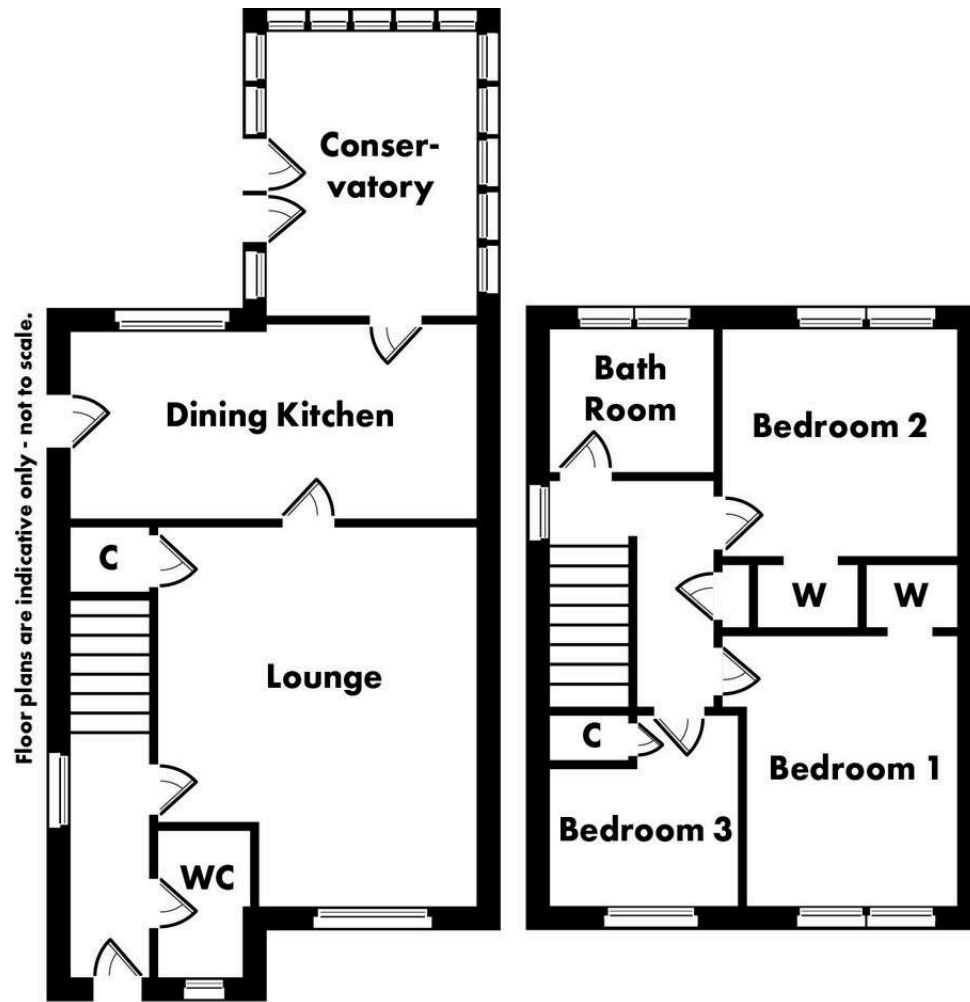
### Room Dimensions

Reception hall	3.18 m x 0.99 m / 10'5" x 3'3"
Lounge	4.80 m x 3.94 m / 15'9" x 12'11"
Dining Kitchen	4.93 m x 2.90 m / 16'2" x 9'6"
Bedroom 1	3.99 m x 2.79 m / 13'1" x 9'2"
Bedroom 2	3.15 m x 2.95 m / 10'4" x 9'8"
Bedroom 3	3.02 m x 2.06 m / 9'11" x 6'9"
Bathroom	2.01 m x 1.88 m / 6'7" x 6'2"
Downstairs WC	1.80 m x 0.91 m / 5'11" x 3'0"
Conservatory	3.48 m x 3.40 m / 11'5" x 11'2"

EPC: C

### Features

- Detached family home in sought after location
- Three bedrooms
- Lounge
- Dining kitchen
- Conservatory
- Upstairs bathroom and downstairs WC.
- Beautiful gardens
- Short distance to Schools, shops and transport links



#### TRAVEL DIRECTIONS

Travelling southwards on Glasgow Road, B7038, proceed to the roundabout with the TESCO superstore and BP Garage on your right. Take the 2nd exit on Western Road and then turn next right across the carriageway onto Lewis Drive. Follow the road as it curves to the left onto Inchmurrin Drive and this property is along on the left hand side opposite Fetlar Drive.

#### MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

**Property Manager:** Iain Macmillan • Telephone: **0141 331 0741**

**Email:** iain@prp-legal.co.uk

**Kensington House, 227 Sauchiehall Street, G2 3EX** F: 0141 332 6847  
**1242 Shettleston Road, Shettleston, G32 7PG** F: 0141 763 1948

For further information:

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