



**26 Macnaughton Drive, Kilmarnock KA3 7NB**  
**Offers Over £95,000**





Excellent opportunity to purchase this VERY WELL PRESENTED and attractively priced MID TERRACED VILLA enjoying a lovely setting and found within this sought after popular residential location.

The property offers good family accommodation over two levels comprising large entrance hall with storage, bright well proportioned lounge with windows to the front overlooking the enclosed fully landscaped gardens. To the rear of the property is the spacious dining kitchen with sliding patio doors accessing the enclosed rear gardens, the kitchen features an extensive range of floor standing and wall mounted units with a complimentary work surface area, inset gas hob and electric oven below.

On the upper level there are three well-proportioned bedrooms, two with extensive mirrored wardrobes, and the large bathroom with advanced feature shower cabinet room.

Features of this property include enclosed private gardens to the rear, gas central heating with a combination boiler, UPVC double glazing and private enclosed gardens to the front.

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 offers many retail outlets and a wide selection of bars, restaurants and cafes. Walking distance to the Kay Park and Dean Castle Country Park. Public transport facilities include regular bus services on Macnaughton Drive and Macphail Drive with frequent rail travel from Kilmarnock Town Centre. For the motorist Grassyards Road provides direct easy access to the A77/M77 Motorway for fast commuting to Ayr, Prestwick and Glasgow City centre. Schooling is available locally at both primary and secondary levels.

### DIMENSIONS

Lounge	15'0" x 11'6"
Kitchen	17'8" x 10'8"
Bedroom 1	13'9" x 11'5"
Bedroom 2	11'6" x 9'6"
Bedroom 3	10'8" x 7'7"
Bathroom	6'0" x 6'3"

### COUNCIL TAX

Band B

### ENERGY RATING

C

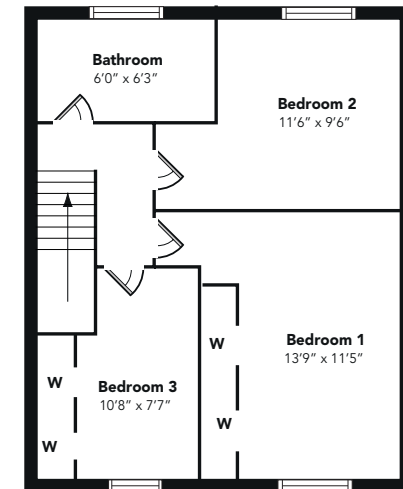
### FEATURES

- Sought after locale within super setting
- Three spacious bedrooms
- Large dining kitchen with patio doors to garden
- Enclosed gardens both front and rear.
- Double glazing
- Central heating

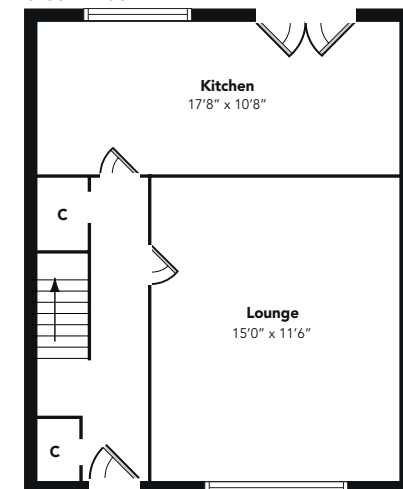
### INCLUSIONS

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

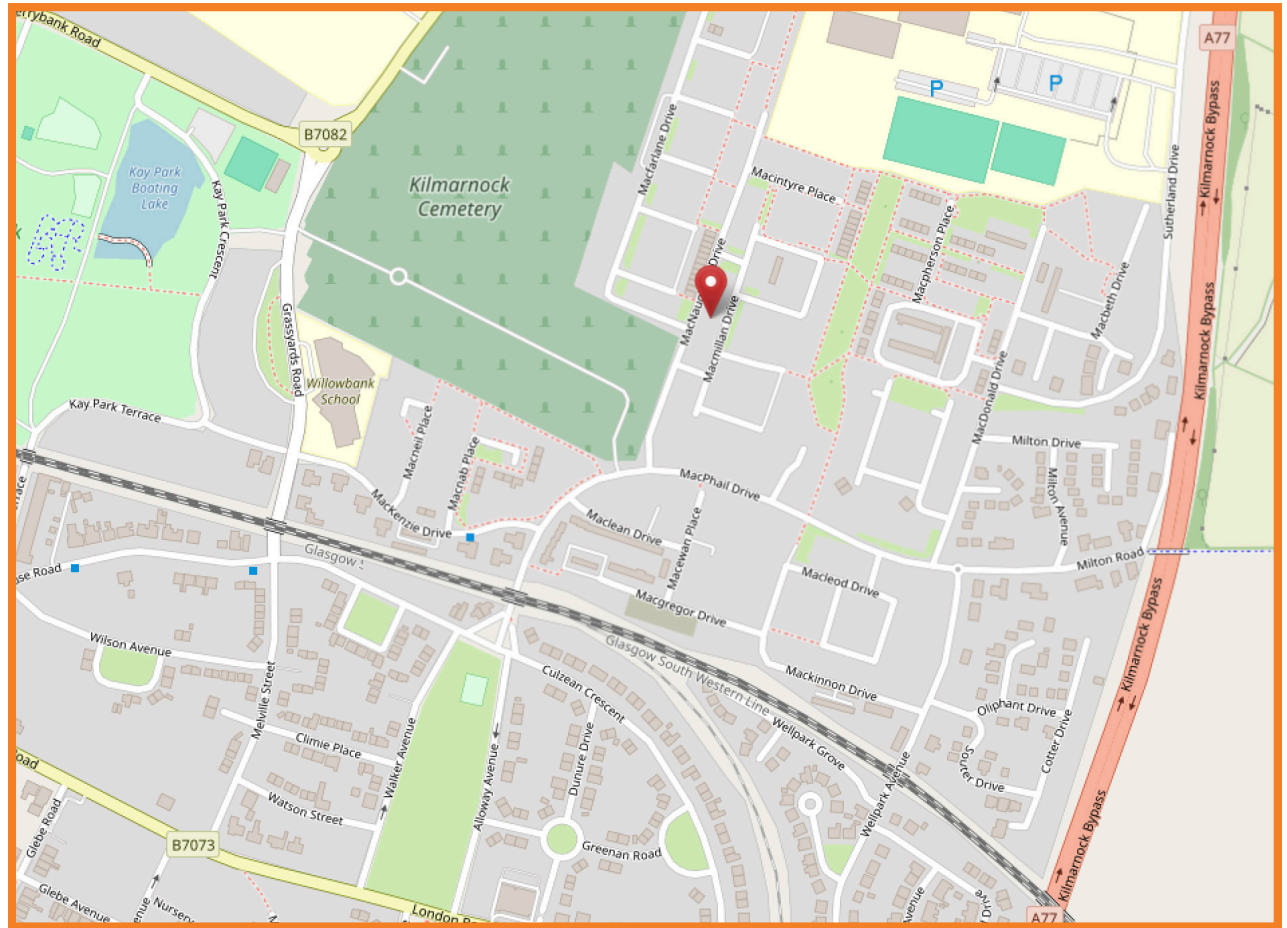
Travelling from Kilmarnock Town Centre on London Road, turn left at traffic lights into Holehouse Road. Take second left into Grassyards Road, straight at the roundabout then right into Mackellar Place, continue into Macfarlane Drive. Follow Macfarlane Drive turning right into Macnaughton Drive, the property sits on the left 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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