



12 Dean Terrace, Kilmarnock KA3 1RJ
Offers Over £75,000

REQUIRING EXTENSIVE RENOVATION, FULL REFURBISHMENT and INTERNAL UPGRADING throughout this is a unique opportunity to purchase this very spacious traditional semi detached villa enjoying an excellent location within this much sought after residential area of Kilmarnock.

The property occupies an elevated setting on Beansburn with views to the front towards Dean Park. Kilmarnock has a wide selection of amenities including many retail outlets and a great selection of bars, restaurants and cafes. Public transport facilities include regular bus services nearby including express services to Glasgow from Beansburn. There is a frequent rail service from Kilmarnock Railway Station just a short distance from the property. There are in addition good road links providing easy access to the A77/M77 Motorway allowing fast commuting to Ayr, Prestwick and Glasgow City Centre.

This spacious traditional property, requiring attention to all areas, provides accommodation over two levels with an additional mezzanine level to the rear. The traditional reception hall allows access to the spacious lounge, bedroom and dining sized kitchen as well as stairs leading to the mezzanine and upper level. The spacious dining kitchen located to the rear of the reception hall provides access to the family room which could serve as an additional bedroom, this room has access to a wc and shower room to the rear and provides direct access to the large enclosed grounds to the rear where there is a large work shop/garage and access to the rear service lane.

Following the stairs to the mezzanine level a short flight of stairs accesses the family bathroom and a large deep walk in storage area, following the stairs to the upper landing there is access to two well proportioned bedrooms both with bay window formations overlooking Dean Park, there is also a large walk in storage cupboard

This property as stated requires extensive upgrading to be habitable and suitable for a builder or developer. The Gross Internal Floor Area extends to 139 m2. The agents have no hesitation in recommending early viewing of this potentially fabulous home.

DIMENSIONS

Lounge	14'0" x 14'0"
Dining kitchen	12'0" x 10'0"
Family room	9'6" x 10'9"
Walk in Storage	5'0" x 5'10"
Bedroom 1 Lower	11'10" x 11'0"
Bedroom 2 (upper)	21'0" x 11'0"
Bedroom 3	13'0" x 11'2"
Bathroom	9'10" x 7'3"

COUNCIL TAX

Band D

ENERGY RATING

E

INCLUSIONS

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

TRAVEL DIRECTIONS

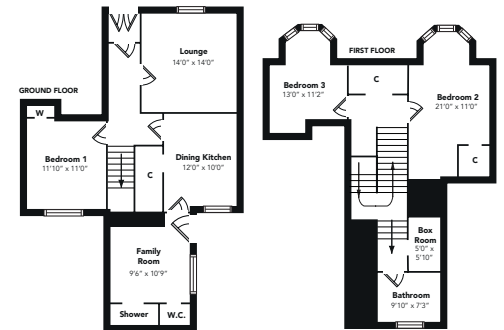
Travelling towards Kilmarnock Town Centre on Glasgow Road from the roundabout at Western Road, continue onto Beansburn where Dean Terrace sits on the left hand side.

ENTRY DATE

By arrangement

FEATURES

Extensive upgrading and repairs required
 Popular sought after location
 Unique traditional property
 Close to all amenities
 Three Bedrooms
 Two public rooms
 Fabulous large workshop/garage
 Viewing recommended



Floorplans are indicative only - not to scale
 Produced by Floorplans A

VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

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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