



9 Keith Place, Kilmarnock KA3 7NS
Offers Over £95,000





Superb opportunity to purchase this attractively priced spacious MID TERRACED VILLA found within this sought after and popular residential location which offers ideal family accommodation over two levels.

The property provides well maintained family accommodation comprising entrance vestibule leading to a large reception hall, a bright spacious public room with windows to both front and rear. The breakfasting kitchen accessed from the reception hall has a range of floor standing and wall mounted units with a complimentary work surface area incorporating a breakfast bar with seating, the kitchen provides access to the fully enclosed rear gardens

On the upper level there are three good sized bedrooms and family bathroom, the bedrooms all offer storage.

Features of this property include fully enclosed private gardens to rear, gas central heating and double glazing.

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 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 Grassyards Road with frequent rail travel from Kilmarnock Town Centre. For the motorist Grassyards Road provides direct easy access to the A77/M77 Motorway. Schooling is available locally at both primary and secondary levels.

DIMENSIONS

Lounge	25'7" x 11'2" narrowing to 8'5"
Kitchen	9'2" x 9'2"
Bedroom One	13'1" x 11'10"
Bedroom Two	11'10" x 9'10"
Bedroom Three	10'7" x 8'1"
Shower room	6'6" x 5'13"
Bathroom	7'1" x 6'7"

COUNCIL TAX

Band B

ENERGY RATING

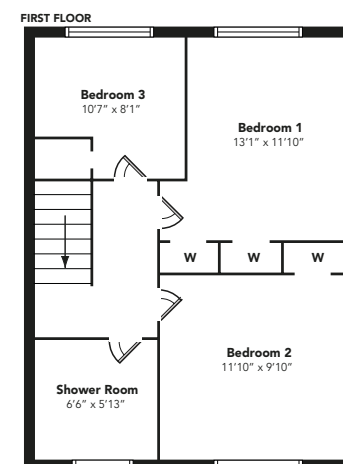
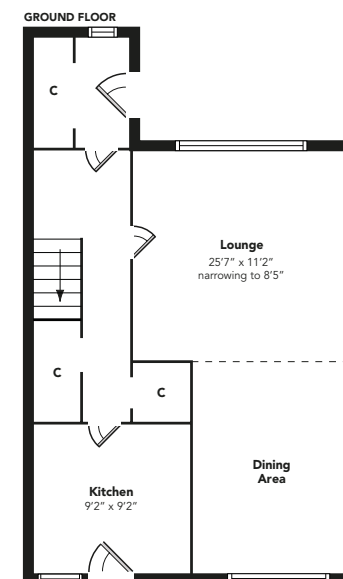
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FEATURES

- Sought after locale
- Large public room
- Three spacious bedrooms
- Well maintained throughout
- Enclosed gardens
- Double glazing

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

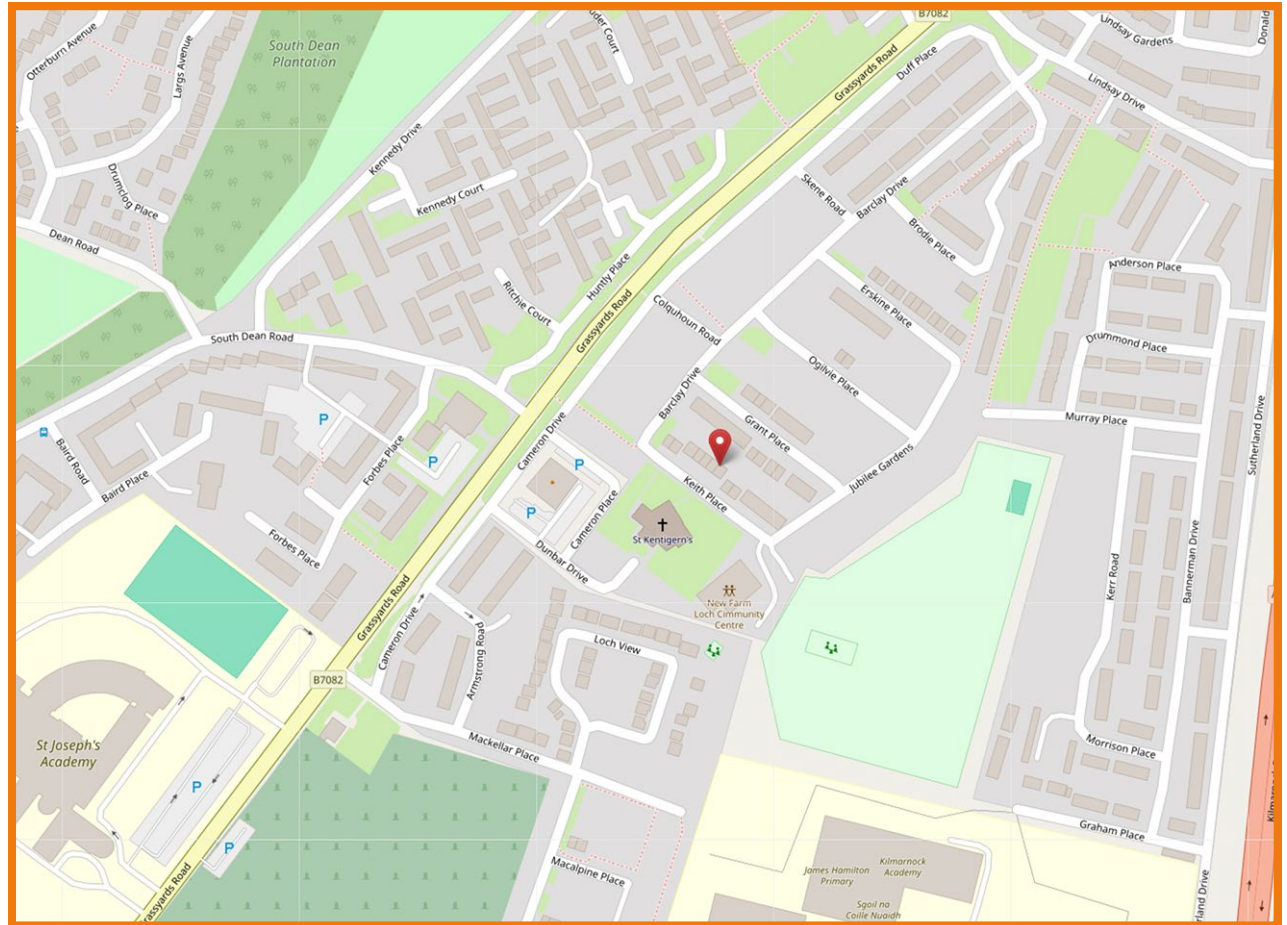
Travelling from Kilmarnock Town Centre on London Road, turn left at traffic lights into Holehouse Road. Take second left on to Grassyards Road and continue on Grassyards Road passing through roundabout and continue on Grassyards Road, turning right into Mackellar Place, left onto Cameron Drive, turning right onto Barclay Drive, continue on the right following the road round and Keith Place is located on the left handside.

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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