



25 Kirkland Road, Dunlop, Kilmarnock KA3 4AQ
Offers over £150,000





Excellent opportunity to purchase this very well maintained semi-detached villa providing good family accommodation within the popular village of Dunlop and a short walk from Dunlop railway station.

The total accommodation comprises on the lower level, the reception hall accessed from a porch area, spacious lounge with a window formation to the front overlooking private gardens, well proportioned kitchen accessed to the rear of the lounge featuring an extensive range of floor standing and wall mounted units with a contrasting work surface with a breakfast bar providing an area for seating, the kitchen provides direct access to the large private gardens to the rear. Also on the lower level is a double bedroom, which could serve as a separate public room, and a shower room. On the upper floor there are two good sized double bedrooms.

Externally the property has gardens to the front and rear with a large driveway area offering off street parking and accessing a large double width garage to the rear, there is gas central heating and double glazing throughout.

The property is located just a short distance from the centre of Dunlop. Dunlop itself offers a range of local amenities to include shops and schooling available at primary level. Secondary level education is available within the nearby town of Stewarton. Public transport facilities include regular bus services from the Main Street within Dunlop and excellent rail travel from Dunlop Railway Station in fact found less than two minutes from the property. This station offers a frequent and efficient rail service to Glasgow City Centre. The nearby town of Kilmarnock offers further extensive amenities to include a wide selection of shops (including many High Street names) as well as an excellent level of supermarket shopping. There are good road links providing easy access via Stewarton to the M77 Motorway.

DIMENSIONS

Lounge	15'0" x 12'7"
Kitchen	7'3" x 12'7"
Bedroom one	14'0" x 12'6"
Bedroom two	10'2" x 10'4"
Bedroom three	10'0" x 10'11"
Shower room	6'4" x 6'9"

COUNCIL TAX

Band B

ENERGY RATING

C

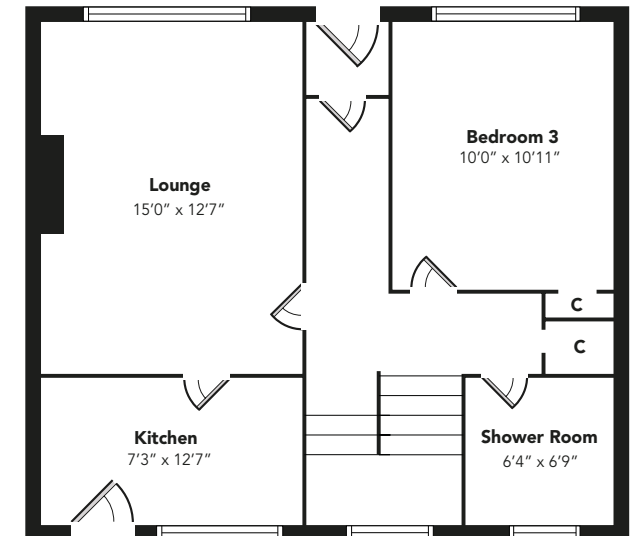
FEATURES

Excellent family home
 Superb location
 Large public room
 Three bedrooms
 Large double width garage
 Gas central heating
 Double glazing

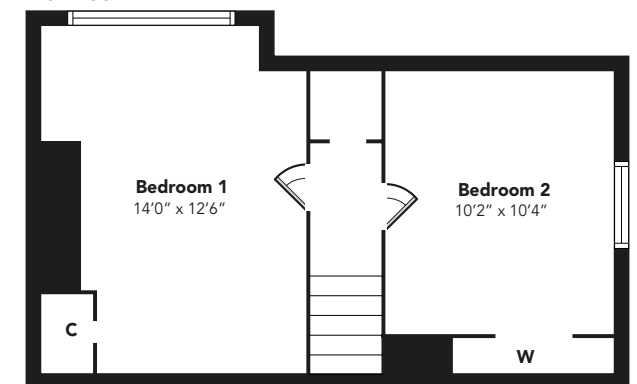
INCLUSIONS

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

GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by [Plushplans](#)



TRAVEL DIRECTIONS

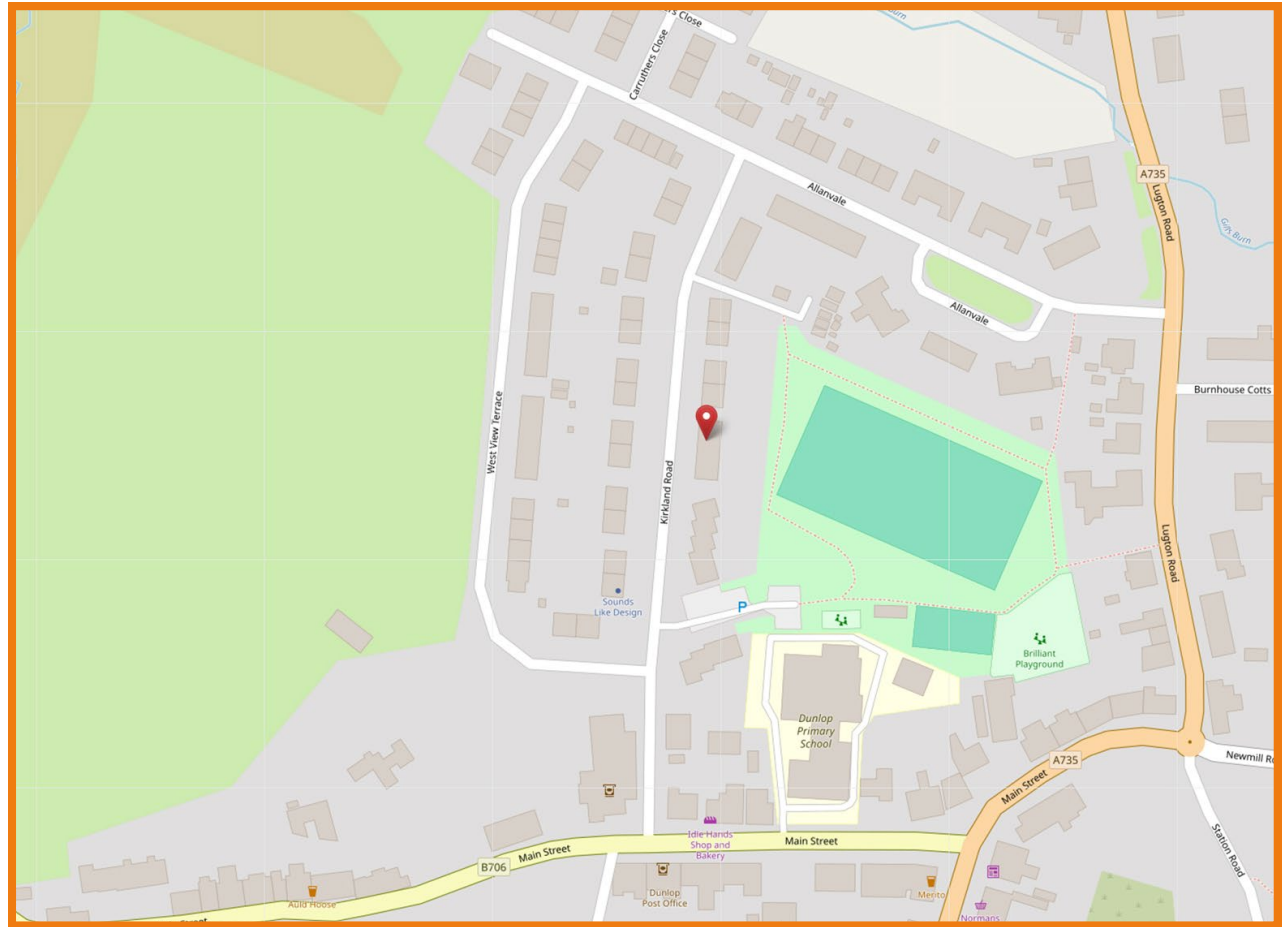
Travelling on Allanvale from Lugton Road (A735) take the first left into Kirkland Road where the property sits on the right hand side.

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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