



45 Baleshree Crescent, Kilmarnock KA3 2GN
Offers Over £230,000





This beautifully presented DETACHED VILLA is found within the much sought after modern Southcraigs estate with similar styled properties. The property is ideally placed a short distance from the M77 Motorway providing fast easy access to Glasgow City Centre as well as all major Ayrshire towns. There are a variety of shopping facilities found a short distance from the property to include a large Tesco Supermarket. Further shopping can be found within Kilmarnock Town Centre to include many High Street. Public transport facilities include regular train services from Kilmarnock station as well as frequent bus travel on Glasgow Road. Schooling is available locally at both primary and secondary levels.

This spacious property presented in walk in condition offers family accommodation over two levels comprising entrance hallway, formal front facing lounge with bay window, separate family/TV room, beautiful modern kitchen/dining room with an extensive range of floor standing and wall mounted units finished in cloud grey gloss with integrated appliances, induction hob and double oven. French doors to rear garden and an additional door accessing the utility room with cloaks/wc off.

On the upper level there are four well-proportioned bedrooms, master with ensuite shower room, and a modern family bathroom.

Features of this property include a driveway to front providing off-street parking for two cars, generous sized fully enclosed private garden grounds mainly laid with synthetic turf for ease of maintenance and large slabbed patio area, gas central heating and double glazing

The agents have no hesitation in strongly recommending early internal viewing to appreciate the accommodation this home provides.

DIMENSIONS

Lounge	16'3" x 13'2"
Kitchen/Dining	20'3" x 9'6"
Family room	17' 8" x 8' 1"
Utility room	5' 0" x 4'9"
Cloaks/Wc	4' 9" x 4'8"
Bedroom one	13'2" x 11'4"
En-suite	5'9" x 5' 8"
Bedroom two	14'9" x 8' 10"
Bedroom three	9'6" x 11' 2"
Bedroom four	8' 7" x 7'1"
Bathroom	6'9" x 6'8"

INCLUSIONS

Fitted floor coverings, light fittings, kitchen and shower room fixtures and fittings and any other negotiable items.

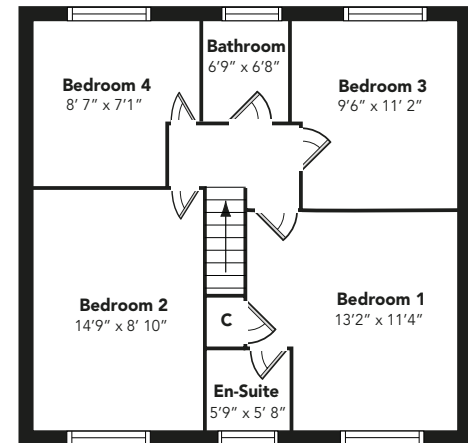
COUNCIL TAX: Band F

ENERGY RATING: C

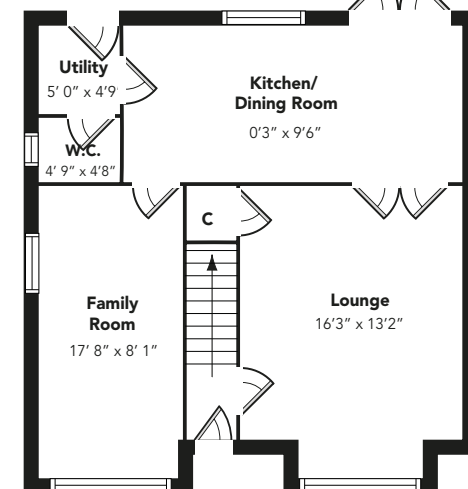
FEATURES

- Spacious accommodation
- Two public rooms
- Large dining kitchen
- Four bedrooms
- Master En-suite
- Downstairs cloaks/wc
- Gas central heating
- Fully double glazed
- Large enclosed gardens
- Driveway parking

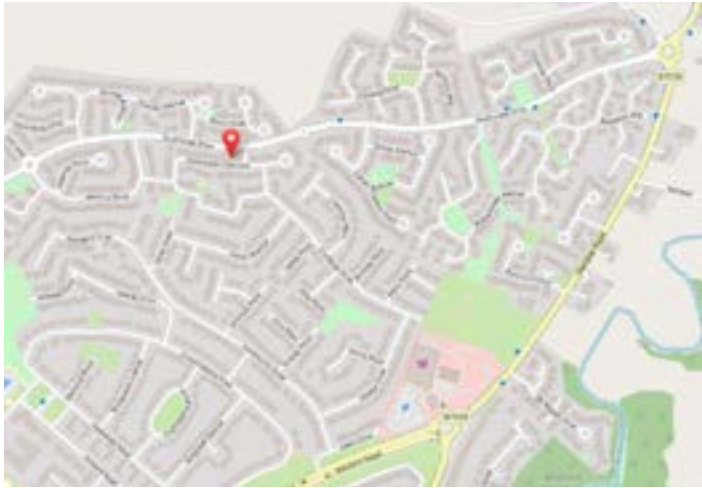
FIRST FLOOR



GROUND FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS

Travelling on Southcraigs Drive from the main roundabout at Glasgow Road, continue taking the fourth turning on the left into Baleshrae Crescent, then turn right where Number 45 is situated on the left hand side.

VIEWING

Strictly by appointment through Barnetts

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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