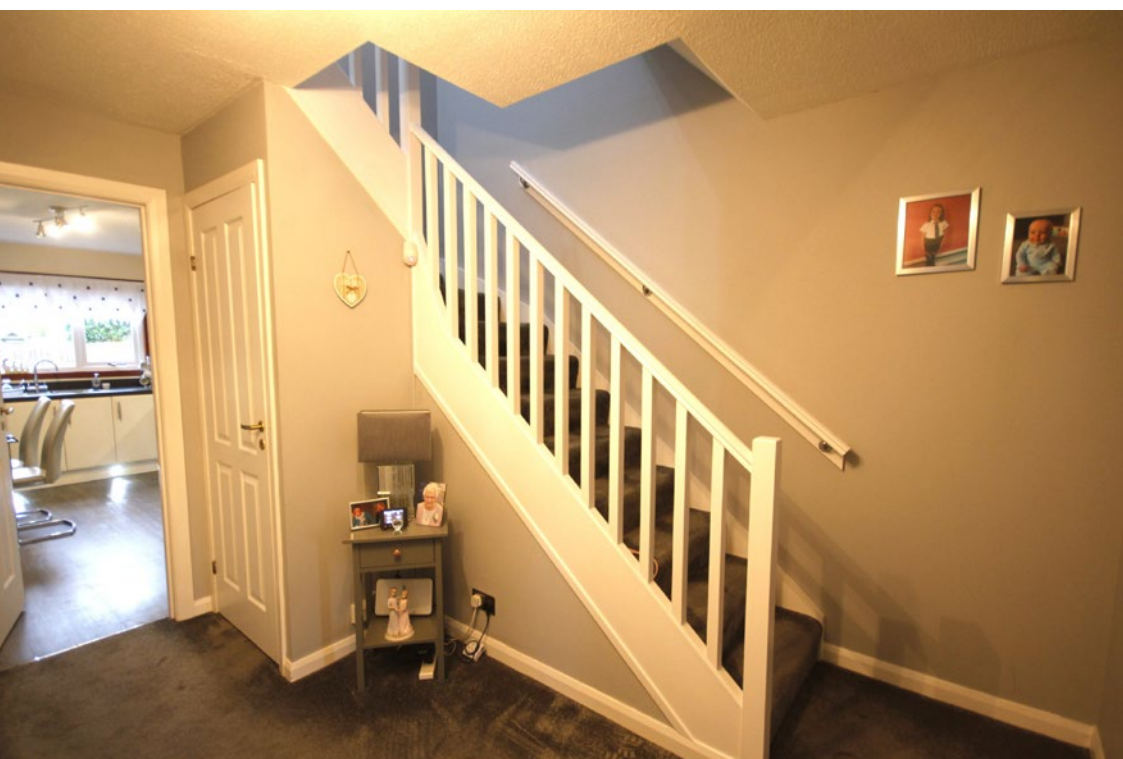




5 Station Drive, Hurlford KA1 5AU
Offers Over £235,000



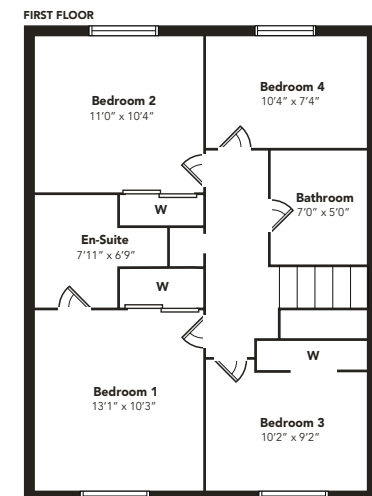
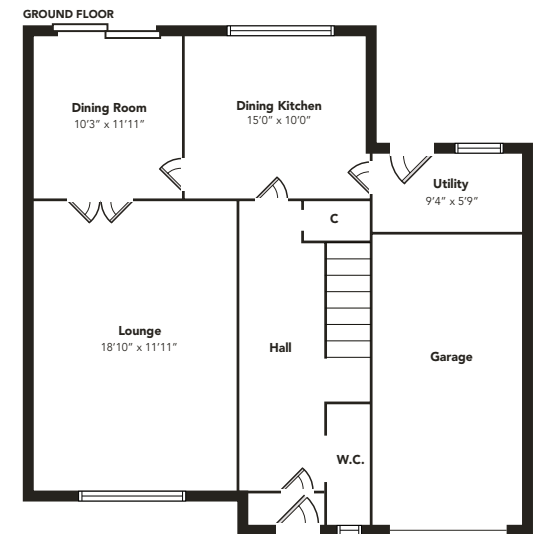


Excellent opportunity to purchase this spacious MODERN DETACHED VILLA providing fabulous family accommodation within a sought after quiet residential area within the popular Ayrshire village of Hurlford and just a short distance from the nearby A77 Bypass.

The popular village of Hurlford found just a short distance from Kilmarnock offers an excellent range of amenities including a variety of shops catering for all day-to-day requirements. More extensive facilities can be found within the nearby town of Kilmarnock which offers many retail outlets and a wide selection of bars, restaurants and cafes. Public transport locally includes regular bus services on Hurlford Main Street with frequent rail travel available from Kilmarnock. Hurlford is conveniently place just a short distance from the A77/M77 Motorway providing commuting to Glasgow City Centre as well as all major Ayrshire towns.

Presented in good order throughout this spacious family home provides an excellent level accommodation over two levels of large reception hallway with access to the lounge, kitchen, cloak room and stairs to the upper landing. The bright lounge with front facing windows has French doors to the rear allowing access to the dining room from here there is access to the private gardens as well as the kitchen to the side. The good sized dining kitchen, accessed from the hallway and dining room has an extensive range of modern units with a contrasting dark work surface area, double electric fan ovens/grill and gas hob. The kitchen has an adjacent utility room and door leading to the rear garden. Further accommodation on the upper floor includes four very well proportioned bedrooms, master benefiting from an en suite shower room and a family bathroom with a three piece suite.

Features of this property include large enclosed gardens, a driveway providing good off street parking to the front for several cars, and accessing an integral garage, double glazing and gas central heating.



DIMENSIONS

Lounge	18'10" x 11'11"
Dining room	10'3" x 11'11"
Dining Kitchen	15'0" x 10'0"
Bedroom 1	13'1" x 10'3"
Bedroom 2	11'0" x 10'4"
Bedroom 3	10'2" x 9'2"
Bedroom 4	10'4" x 7'4"
Utility room	9'4" x 5'9"
En Suite	7'11" x 6'9"
Bathroom	7'0" x 5'0"

COUNCIL TAX

Band E

ENERGY RATING

B

FEATURES

Lovely sought after residential area
Well presented throughout
Four bedrooms
Spacious lounge
Large easily maintained gardens
Double glazing
Gas central heating
Large integral garage
Viewing recommended



TRAVEL DIRECTIONS

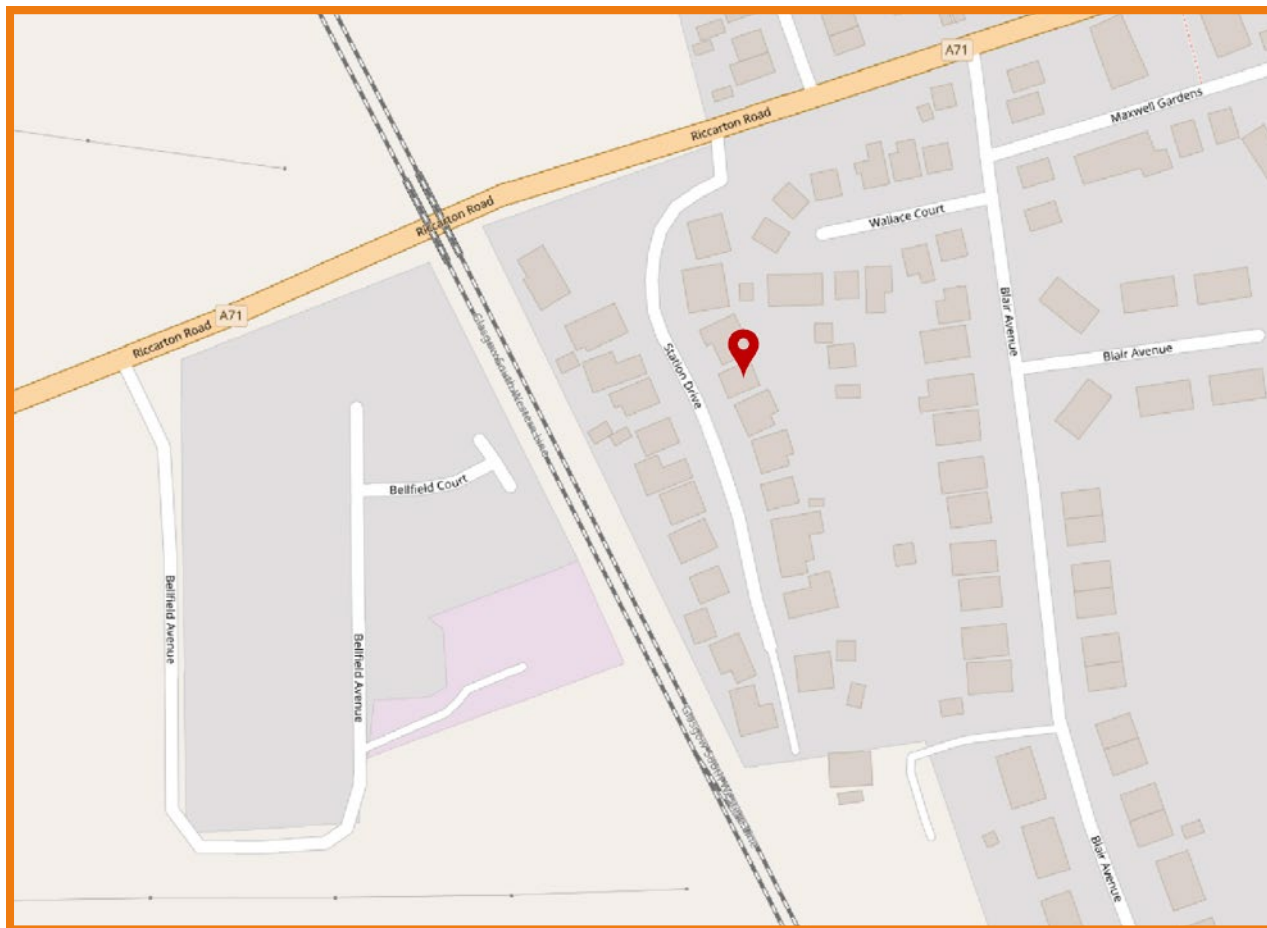
Travelling to Hurlford from Bellfield roundabout, pass under the bridge turning right into Station Drive, the property sits on the left hand side.

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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