



1 Clayslaps View, Bellfield, Kilmarnock KA1 3TN
Offers Over £140,000





Fabulous opportunity to purchase this well presented and rarely available SEMI DETACHED BUNGALOW occupying a corner plot and enjoying a super location within the popular Bellfield area of Kilmarnock.

The property offers excellent flexible on the level accommodation with the ability to easily convert the home to provide three bedrooms instead of the current layout.

At present the property has accommodation comprising U shaped reception hallway, large bright L shaped public room with lounge and dining area. To the rear of the property, there are two double bedrooms, both with fitted wardrobes, and the larger has access to the garden via patio doors. There is a family bathroom with a three piece suite and the spacious kitchen with an extensive range of floor standing and wall mounted units has an inset gas hob with electric oven below. The kitchen provides access to the utility room which in turn gives access to the rear of the property.

Features of the property include double glazing and gas central heating with a combination boiler. Externally the property has large private gardens to the front and to the rear, a driveway to the side provides off street parking.

Located within the Bellfield area of Kilmarnock, the property is ideally placed to benefit from the many amenities found within the local area. These include a selection of shops catering for all requirements with more extensive shopping available in Kilmarnock town centre, supermarket shopping is also easily accessible. Public transport facilities include regular bus services connecting to Kilmarnock Town Centre with frequent rail travel available from Kilmarnock Railway Station. In addition, there are excellent road links providing direct easy access to the A77/M77 Motorway. Schooling is also available locally at both primary and secondary levels.

Early internal viewing is strongly recommended.

DIMENSIONS

Lounge	14'5" x 10'6"
Kitchen	13'6" x 8'7"
Bedroom one	12'3" x 10'1"
Bedroom two	8'11" x 7'0"
Dining area	7'8" x 10'7"
Bathroom	6'2" x 6'6"
Utility Room	8'7" x 5'5"

COUNCIL TAX

Band D

ENERGY RATING

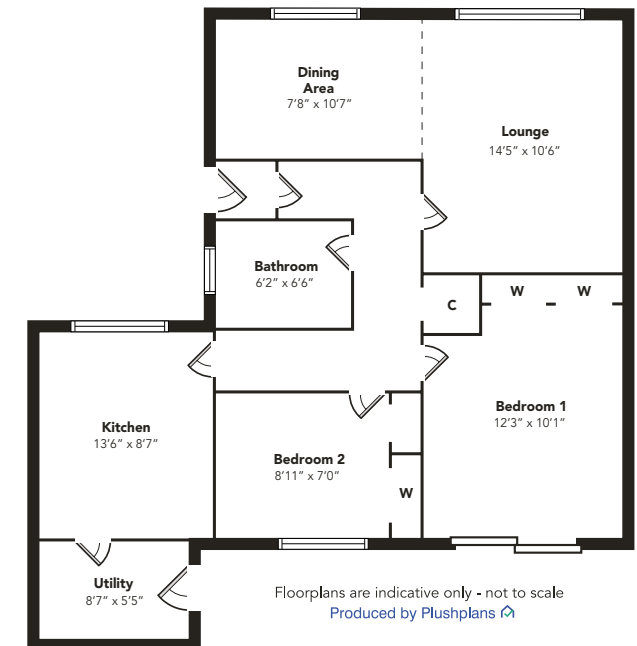
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INCLUSIONS

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

FEATURES

Sought after location
Corner plot
Flexible accommodation
Double glazed
Gas central heating
Viewing essential





TRAVEL DIRECTIONS

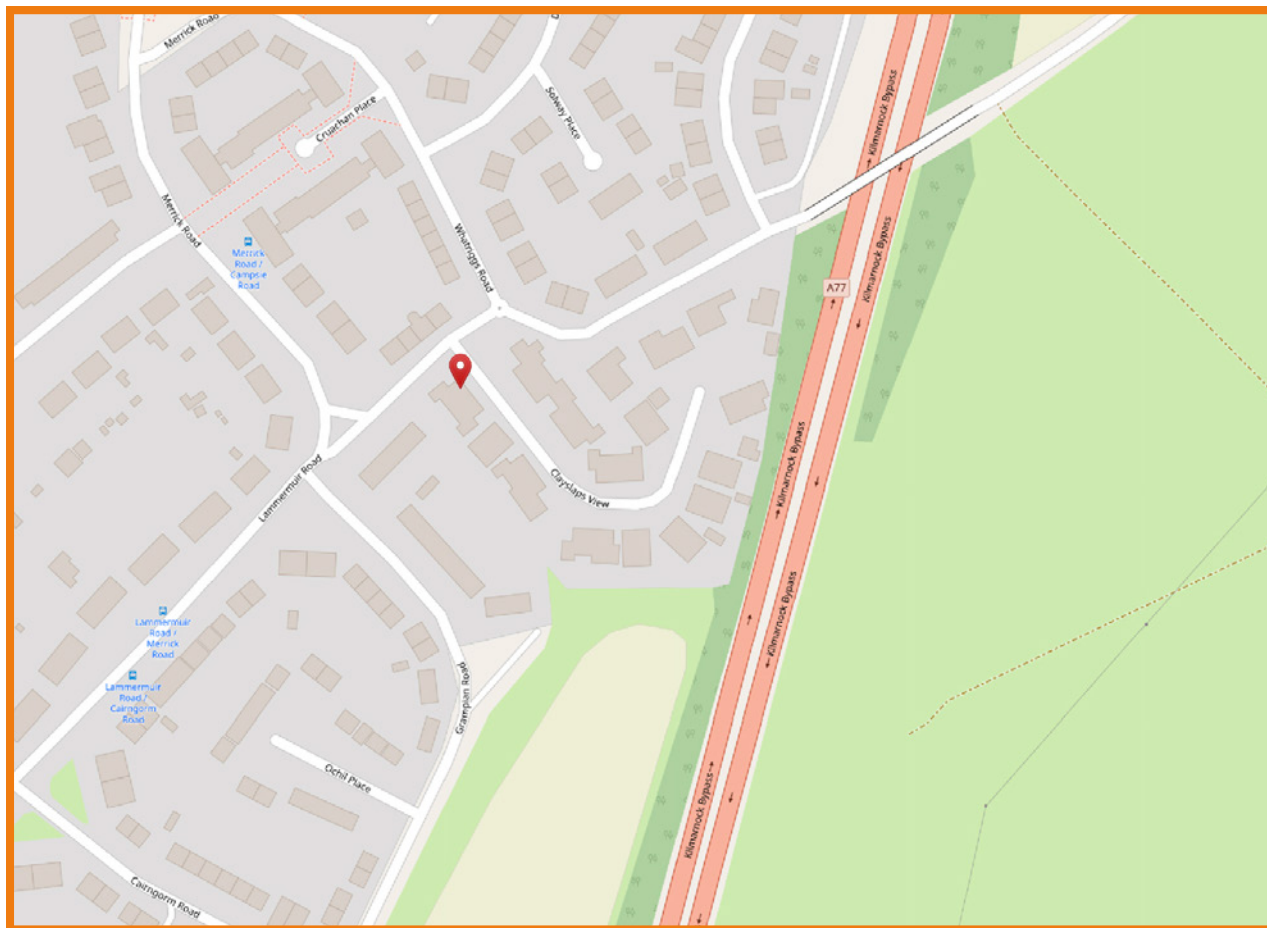
Travelling on Hurlford Road from Riccarton Roundabout continue taking second turning on the right into New Street, bear left onto Whatriggs Road, continue turning onto Merrick Road, continue turning left into Lammermuir Road then first right into Clayslaps View and the subjects are situated on the right 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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