



**42 Bath Street, Kilmarnock, KA3 1HY**  
**Offers Over £130,000**

Excellent opportunity to buy this SPACIOUS SEMI DETACHED VILLA enjoying a quiet private setting tucked away at the end of a cul de sac within this popular modern estate.

Offering accommodation over two levels, on the lower level the entrance opens directly onto the large lounge with open plan stairs leading to the upper level. The kitchen accessed to the rear of the lounge has an excellent range of floor standing and wall mounted units finished in beech effect with a complementary marble effect dark work surface incorporating an inset electric hob with electric oven to the side, there is plumbing for a washing machine, ample space for a fridge/freezer and ceramic tiling to splashback areas. A breakfast bar provides a seating area and the kitchen provides direct access to the large private gardens to the rear.

On the upper floor there are two bedrooms and a shower room. The larger front facing room has been adapted to incorporate the smaller third bedroom hence two front facing windows. The property benefits from new double glazed windows, gas central heating, private gardens, a super fully mono blocked driveway leading to a large single detached garage with electric up and over door to the rear.

This property is located within a small quiet residential development found within close proximity to Kilmarnock town centre and Ayrshire College. The property is ideally placed to benefit from the many amenities found locally. There are nearby shops within walking distance catering for all day to day requirements, more extensive shopping including several supermarkets are all easily accessible within Kilmarnock town centre. Public transport services locally include regular bus services nearby with frequent rail travel from nearby Kilmarnock Railway Station easily accessible from this property. For the commuter there are good road links nearby providing easy access to the A77/M77 Motorway.

The agents have no hesitation in recommending early internal viewing of this attractively priced beautifully presented spacious property.

#### DIMENSIONS

Lounge	14'2" x 14'7"
Kitchen	14'2" x 9'8"
Shower room	6'2" x 5'4"
Bedroom 1	14'2" x 10'4"
Bedroom 2	11'11" x 7'7"

#### COUNCIL TAX

Band C

#### ENERGY RATING

C

#### FEATURES

Quiet private setting  
Spacious lounge  
New shower room fitted 2024

Gas central heating  
New double glazed windows fitted 2024  
Private gardens  
Fabulous driveway with detached garage  
Viewing recommended

#### INCLUSIONS

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

#### TRAVEL DIRECTIONS

Travelling from Western Road, follow Hill Street turning first left into Stafford Street, continue on Stafford Street taking the second turning on the left into



Pottery Place and then right into Clay Crescent continue to T junction turning right into Bath Street where the property is situated at the end on the left-hand side.

#### VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

#### ENTRY DATE

By arrangement



Floorplans are indicative only - not to scale  
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#### 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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