



70 Bridgehousehill Road, Kilmarnock KA1 4QD
Offers Over £87,500





Ideal opportunity to purchase this attractively priced larger style END TERRACED VILLA enjoying a good location within the popular Shortlees area of Kilmarnock.

The property is ideally placed to benefit from the various amenities found within the area including a selection of shops catering for all day to day requirements with more extensive shopping (including many High Street names) as well as several supermarkets found within Kilmarnock Town Centre. Public transport facilities include regular bus services connecting to Kilmarnock Town Centre and all areas beyond with Kilmarnock itself providing frequent rail travel available from Kilmarnock Railway Station. There are good road links providing with easy access to the A77/M77 Motorway. Schooling is also available locally at both primary and secondary levels.

This family home has accommodation over two levels on the ground floor the reception hall provides access to the lounge with dining area to the rear, kitchen, cloak room with two piece suite and stairs to the upper landing. The kitchen which provides access to the rear gardens and offers a range of modern floor standing and wall mounted units finished in walnut effect and providing integrated appliances. Further accommodation on the upper floor comprises three bedrooms and a shower room.

Features of the property includes gas central heating by way of a combination boiler and double glazing. The property enjoys private front and rear gardens, benefiting from sunlight from early morning through to late in the evening.

DIMENSIONS

Lounge	12'8" x 11'5"
Dining area	13'1" x 7'10"
Shower room	6'4" x 6'1"
Kitchen	9'0" x 9'0"
Bedroom one	13'5" x 11'11"
Bedroom two	11'6" x 9'10"
Bedroom three	9'11" x 8'53"
Cloak room	5'0" x 3'10"

COUNCIL TAX

Band B

ENERGY RATING

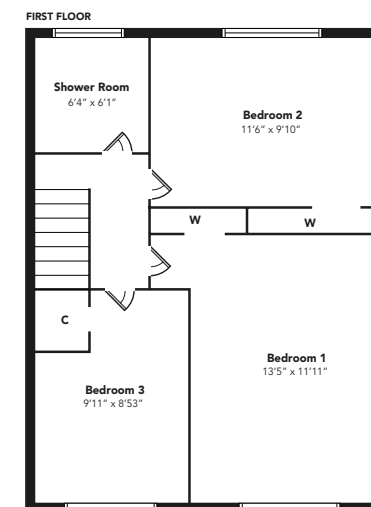
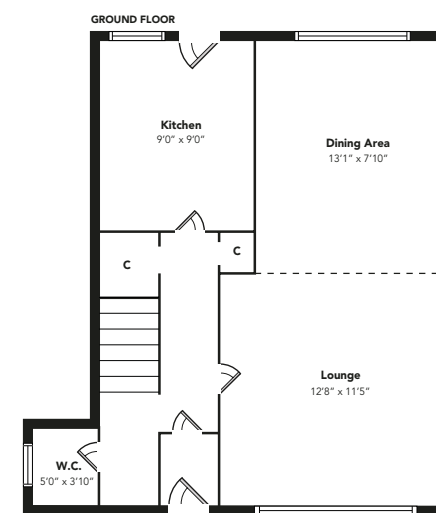
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INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bath-room fixtures and fittings and any other negotiable items.

FEATURES

Sought after location
Larger style well presented property
Three bedrooms
Gas central heating
Good gardens
Viewing essential



Floorplans are indicative only - not to scale
Produced by [Plushplans](#)



TRAVEL DIRECTIONS

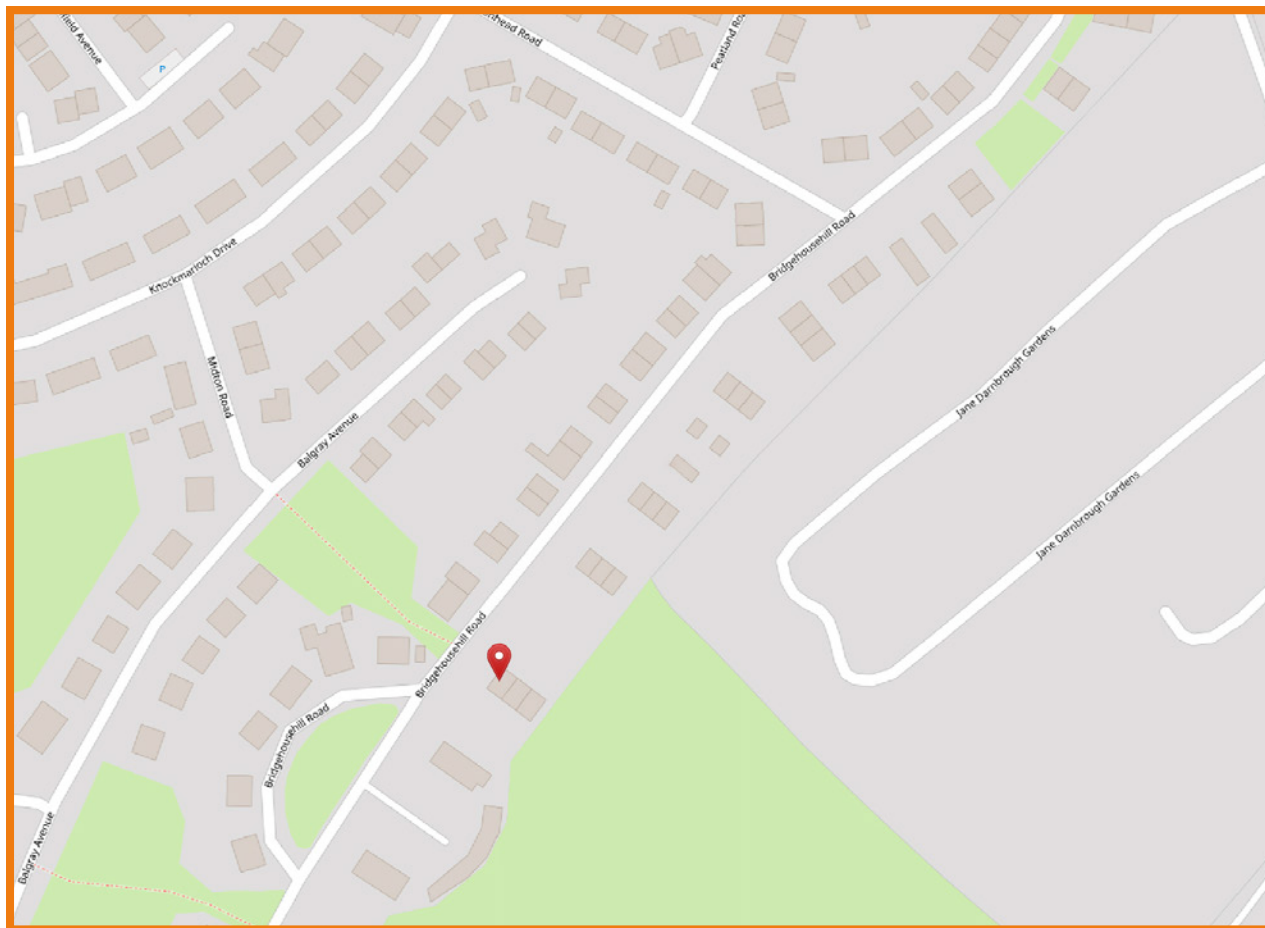
Travelling on Hurlford Road from Riccarton Roundabout continue taking second turning on the right into New Street, right again into Witchknowe Road, continuing on Witchknowe Road into Treeswoodhead Road continue to the second roundabout turning right onto Bridgehousehill Road and the subjects are situated 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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