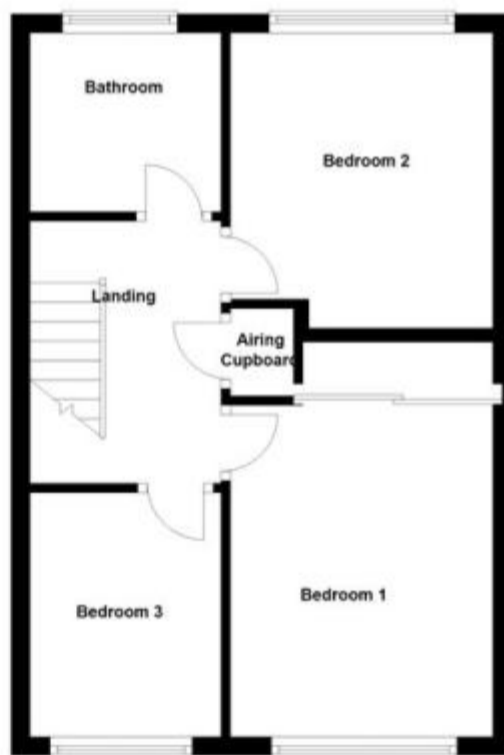




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Located in a delightful traffic free environment with an abundance of green open spaces, it may be surprising to discover that this well maintained home enjoys easy access to local schools and shops as well as public transport links. Positioned toward the Southern side of town, there is also easy access to the local sports centre and many countryside walks. Presented in good order throughout, this super home briefly comprises; Entrance Hall, Open Plan Sitting/Dining Room, Conservatory and kitchen, three Bedrooms and family Bathroom. Outside, there are open plan gardens to front, with delightful, enclosed west facing Gardens to the rear and a Garage located in a nearby block.



ROOM DESCRIPTIONS

Entrance Hall

Entered via UPVC double glazed door. Tiled floor and stairs rising to first floor accommodation. Radiator and useful storage cupboard. Door to Sitting Room.

Sitting room

14' 0" x 11' 0" (4.27m x 3.35m)

Contemporary stone fireplace and hearth with electric, coal affect stove. Radiator. UPVC double glazed window to front. Opening to Dining Room.

Dining Room

10' 0" x 7' 10" (3.05m x 2.39m)

Understairs storage cupboard. Radiator and laminate flooring. UPVC double glazed French doors to Conservatory. Door to Kitchen.

Kitchen

10' 0" x 8' 2" (3.05m x 2.49m)

Fitted with modern range of wall and base units with contemporary, square edge work surfaces and upstands over. Inset stainless steel sink and drainer. Space for cooker with fitted extractor over. Spaces for washing machine and upright fridge/freezer. Wall mounted 'Vaillant' combi boiler. Wood effect vinyl flooring. UPVC double glazed door and window to rear.

Conservatory

Of dwarf wall and UPVC construction. Windows to two sides and sliding patio doors opening onto the patio.

Landing

Loft access. Airing cupboard. Doors to all Bedrooms and Family Bathroom.

Bedroom 1

12' 10" to wardrobe fronts x 9' 0" (3.91m to wardrobe fronts x 2.74m)

Built in mirror fronted wardrobes. radiator. UPVC double glazed window to front.

Bedroom 2

10' 0" x 9' 3" (3.05m x 2.82m)

Radiator and laminate flooring. UPVC double glazed window to rear.

Bedroom 3

8' 6" x 6' 2" (2.59m x 1.88m)

Radiator. UPVC double glazed window to front.

Family Bathroom

6' 8" x 6' 0" (2.03m x 1.83m)

Fully tiled and fitted with a white suite comprising; panelled bath with mixer tap and shower, plus vanity units with inset basin and concealed cistern low level W.C. Radiator and vinyl flooring. UPVC double glazed window to rear.

Front Garden

Predominantly laid to lawn edged with a variety of shrubs and flowers with centrally positioned, specimen 'Kilmarnock Willow'. Path to front door.

Rear Garden

Fully enclosed by timber panel fencing with gated access to front and rear. Enjoying a Westerly aspect this delightful garden is laid to a paved patio and a slightly raised, level lawn edged with well stocked beds. Timber shed and outside tap. Back gate gives rear access to garage and parking.

Garage.

Located in a nearby block.

Tenure & Council Tax

Tenure - Freehold

Council Tax Band - B

