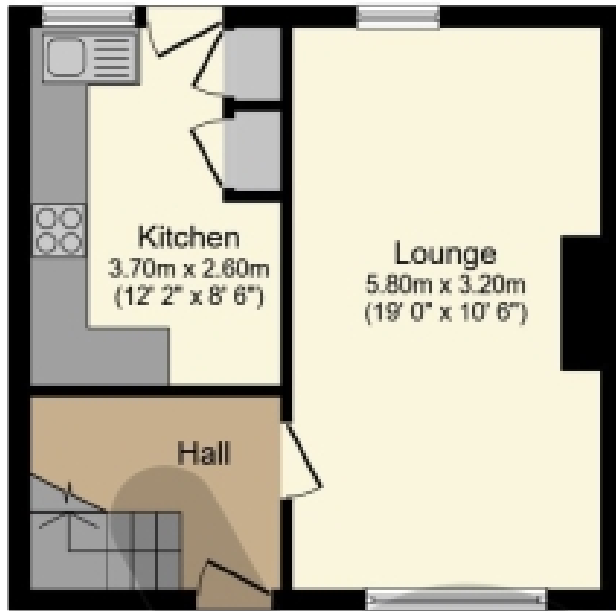




12 Hareshaw Gardens, Kilmarnock

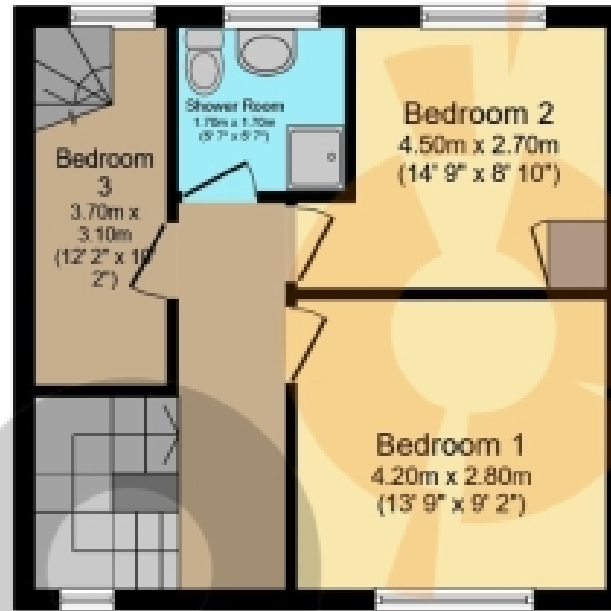
Offers Over £95,000





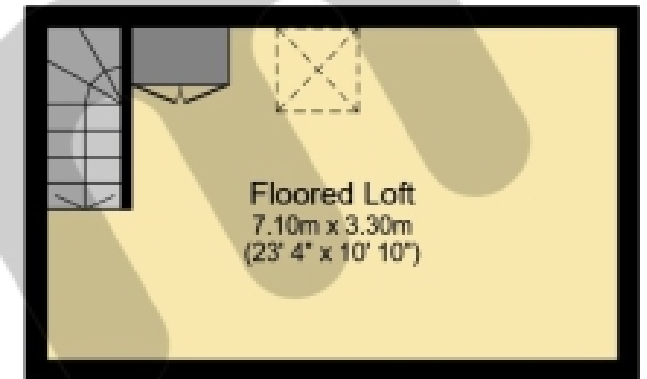
Ground Floor

Floor area 34.2 m² (368 sq.ft.)



First Floor

Floor area 34.2 m² (368 sq.ft.)



Second Floor

Floor area 20.3 m² (218 sq.ft.)

TOTAL: 88.7 m² (955 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

Welcome to No. 12 Hareshaw Gardens, Kilmarnock. This fabulously spacious 3 bedroom terraced home, presents a fantastic opportunity for first time buyers and families alike. Arriving at the property, you will notice how well our clients have maintained their home, as have the owners of the nearby properties.

Entering the property itself, you are presented with a welcoming entrance hallway, connecting you seamlessly with both rooms on the ground floor. The family lounge benefits from chic neutral décor, and the dual aspect window formation allow masses of natural light all throughout the day.

The kitchen is ultra-modern, featuring sleek high-gloss wall and base-mounted cabinetry, a range of integrated appliances-including an oven, four-ring gas hob and designated space for free-standing appliances.

On the first floor of the property, you will find two generously proportioned bedrooms, both featuring in built storage solutions. There is a dressing room (formally bedroom three) giving access to the floored loft space. This floored loft space is carpeted, and is ideal for a multitude of uses further to obtaining appropriate planning consents.

At the rear of the property is a beautifully landscaped, fully enclosed garden-an ideal space for dining alfresco on warm summer days. Additionally, a garden shed provides convenient outdoor storage.

The property further benefits from gas central heating and double glazing throughout.

Kilmarnock is located between Glasgow and Ayr in East Ayrshire and boasts easy access to some of the best beaches and views on the Ayrshire coast with Irvine and Troon only a short drive away. Shops, restaurants, and bars are all easily found, plus there is a good range of primary and secondary education nearby, making it a popular choice for families. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Two local train stations provide an efficient service to Glasgow, the West Coast, and both Prestwick and Glasgow International airports are within easy travelling distance. There is easy access to the M77 for Glasgow and is close to the quaint village of Kilmaurs. It's also not far from Stewarton, both of which have trains direct to Glasgow This area has plenty to keep even the most active families busy with great leisure facilities at the Galleon Leisure Centre which is packed full of facilities including an ice-rink, squash-courts, a bowling green plus a 25-metre swimming pool. Golfers are spoilt for choice with Annanhill and Caprington Golf Courses on the doorstep.

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TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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