




McEwan Fraser Legal

Solicitors & Estate Agents

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3 Uist Lane

KILMARNOCK, EAST AYRSHIRE, KA3 2GL



Kilmarnock

EAST AYRSHIRE, KA3 2GL

"... set in a popular family-friendly area that is becoming well-known for its neighbourly spirit ..."

3 Uist Lane is found within Southcraigs, one of Kilmarnock's sought after residential areas and within close proximity to the town centre.

As such the property is ideally placed to benefit from the many amenities which Kilmarnock has to offer. These include a wide selection of shops including many high street names as well as a large retail park found a short distance from the property. Supermarket shopping is also available close by with a Morrisons superstore.

Public transport facilities within the area include regular bus services and frequent rail travel from Kilmarnock Railway Station. For the motorist, there are good road links providing easy access to the A77/M77 Motorway.



3 Uist Lane

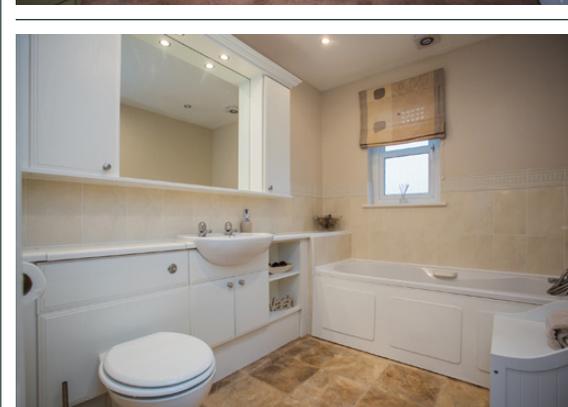
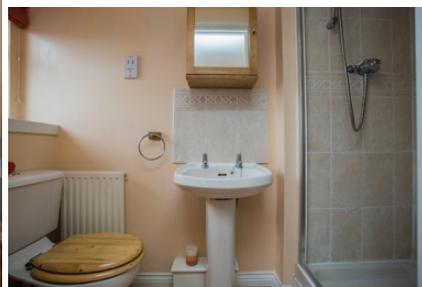
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Part Exchange available. We are delighted to bring to the market this excellent three bedroom semi-detached villa set in Southcraigs, a popular family-friendly area that is becoming well-known for its neighbourly spirit. The house is formed over two levels that will make the ideal home for a growing family. The formal lounge is flooded with natural light and offers an interesting outlook. Many an evening will be spent in this zone unwinding after a hard day. The dining kitchen has been professionally fitted to include a quality range of floor and wall mounted units with a contemporary work surface, creating a fashionable and efficient workspace. There is also plumbing for a dishwasher, washing machine and ample space for a large American style fridge freezer. This zone is popular when hosting dinner parties with friends and family and the chef is never too far away. A useful WC completes the accommodation on this level.

A staircase from the lounge gives access to the upper level where you will find three bright and airy well-proportioned bedrooms, all of which have a range of furniture configurations and space for additional free standing furniture if required. Bedroom one is further enhanced with built-in wardrobes, creating excellent storage space and a shower en-suite. Any of the bedrooms can be transformed into a study/office for those requiring working from home arrangements. A three-piece family bathroom suite completes the impressive accommodation internally.

Externally, to the front of the property, there is a driveway providing off-road parking with a single garage thereafter. To the rear of the property, you will find a fully enclosed south-facing garden with drainage under the grass and an Indian sandstone patio. This is a real suntrap in summer months and provides a safe environment for children, a great spot to spend a relaxing summer's night. The property has both gas central heating and double glazing creating a warm, yet cost-effective way of living all year round.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.50m (11'6")
Kitchen	6.10m (20') x 2.50m (8'2")
Master Bedroom	3.10m (10'2") x 2.90m (9'6")
En-suite	2.50m (8'2") x 1.10m (3'7")
Bedroom 2	2.90m (9'6") x 2.70m (8'10")
Bedroom 3	3.10m (10'2") x 2.70m (8'10")
Bathroom	2.50m (8'2") x 2.00m (6'7")
WC	1.50m (4'11") x 0.90m (2'11")
Garage	5.10m (16'9") x 2.30m (7'7")

Gross internal floor area (m²): 83m² | EPC Rating: C

Extras (Included in the sale): Carpets, floor coverings, light fixtures and fittings, curtains and blinds.

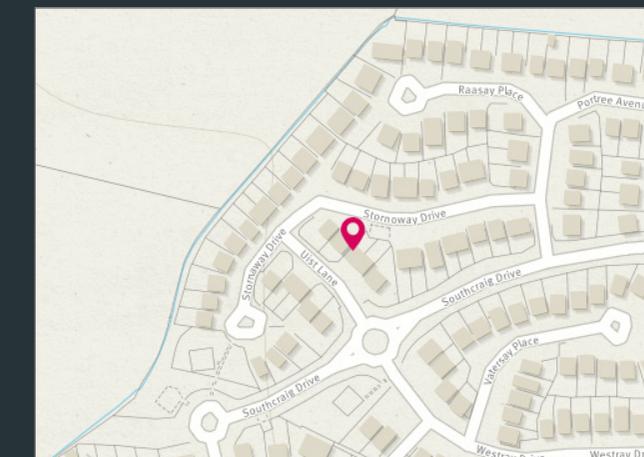


Image credit: <https://www.dummeurey.co.uk/rooms/>



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Part
Exchange
Available

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