



  
**McEwan Fraser Legal**

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**2A Ashdale Road**

KILMARNOCK, EAST AYRSHIRE, KA3 1PS



Annanhill Golf Course



Howard Park



Kilmarnock Town

## 2A ASHDALE ROAD

'Ashdale Road' is found within one of Kilmarnock's sought after residential areas and within close proximity to the town centre and 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 with frequent rail travel from Kilmarnock Railway Station. For the motorist, there are good road links providing easy access to the A77/M77 Motorway. Schooling is also available locally with the subjects being within the catchment.

Tourism is a thriving industry in Ayrshire. The town of Ayr has its own racecourse and is arguably Scotland's golfing mecca with the home of the Open Championship at Prestwick and present-day open championship links at Turnberry and Royal Troon. Alloway is the birthplace of Robert Burns and his legacy continues to draw people to the area.

The rivers of Ayrshire offer salmon fishing by permit and the district also offers some commercially run and challenging driven pheasant shooting and with permission, some of the local estates allow the chance to stalk roe deer.

Part Exchange Available. We are delighted to introduce to the market this spacious three

bedroom semi-detached property formed over two levels which would be the perfect acquisition for a wide variety of purchasers looking for their ideal home. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

A welcoming hallway provides access to all rooms on this level. The formal lounge is flooded with natural light and is the perfect ambience in which to unwind after a hard day. The kitchen has been fitted to include a good range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace and enjoys a pleasant outlook onto the rear garden. A contemporary family bathroom suite completes the accommodation on this level.

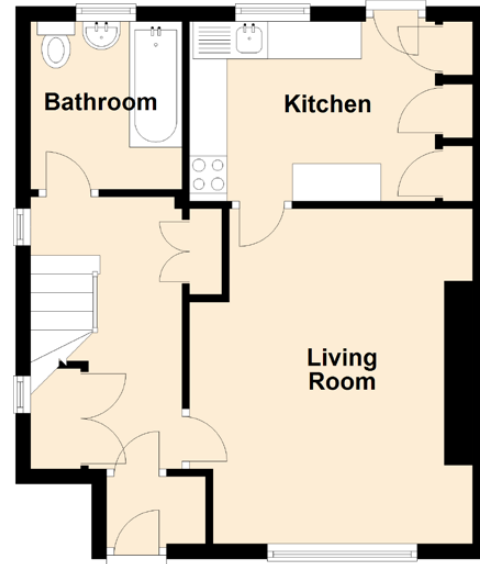
The first-floor level has been thoughtfully planned to accommodate three well-appointed bedrooms, all of which are bright and airy with a range of furniture configurations and space for additional free standing furniture if required. Any of the bedrooms can be transformed to meet each individual purchaser's needs and requirements such as a study/office for those requiring working from home arrangements.

Externally the property benefits from private garden grounds. A driveway provides off-road parking with a garage thereafter. The rear garden is a real sun trap and is popular in summer months. The property also features gas central heating and double glazing, helping to ensure a warm, yet cost-effective, living environment all year round.

## KILMARNOCK, EAST AYRSHIRE



HALLWAY, KITCHEN & LOUNGE



# PROPERTY SPECIFICATIONS

## DIMENSIONS | FLOOR PLAN | LOCATION

Approximate Dimensions (Taken from the widest point)

Ground Floor	
Living Room	4.47m (14'8") x 3.94m (12'11")
Kitchen	3.78m (12'5") x 2.40m (7'10")
Bathroom	2.24m (7'4") x 2.02m (6'8")
First Floor	
Bedroom 1	3.95m (13') x 3.14m (10'4")
Bedroom 2	3.73m (12'3") x 2.70m (8'10")
Bedroom 3	3.81m (12'6") x 2.88m (9'5")

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup>

EPC Rating: C

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

# BEDROOMS | BATHROOMS

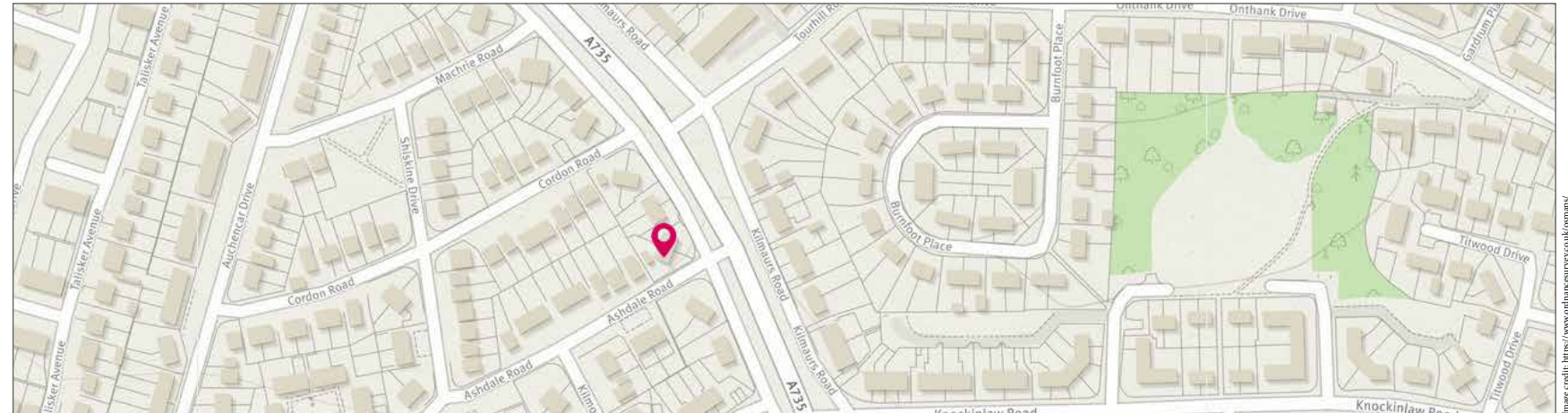


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**Part  
 Exchange  
 Available**

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