



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**27 McNaughton Walk**  
KILMARNOCK, KA3 7NE



# KILMARNOCK

KA3 7NE

27 McNaughton Walk is positioned in a popular pocket of Kilmarnock and 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. There is also a large retail park which can be found a short distance from the property.

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

Primary and secondary schooling can be found close by as well as a host of hotels, restaurants, coffee shops, bars, sports centre, rugby fields, a golf course, cinema and, of course, Kilmarnock FC. Ayrshire is famous for golf with championship courses at Royal Troon, Prestwick and Turnberry. Kilmarnock is home to Caprington, Annanhill and the new private course at Rowallan Castle, a mere seven-minute drive away. It should be noted that Silverburn is only a fifteen-minute drive away.





# 27 MCNAUGHTON WALK

KILMARNOCK, KA3 7NE

Part Exchange available. We are pleased to introduce to the market this spacious three bedroom mid-terraced villa which would be a superb acquisition for a wide variety of people looking for their ideal home.

The house has been designed to maximise the natural available light to create a bright ambience. Rooms are in need of upgrading and modernisation however this is perfect for those wanting to put their own 'stamp' on it. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

A hallway entrance leads to all apartments on this level. The formal lounge is pleasantly located to the front of the property and offers a range of furniture configurations. The kitchen has a range of floor and wall mounted units with ample space plumbed for freestanding appliances. This zone will be the hub of the home and could be transformed into a beautiful breakfasting kitchen.

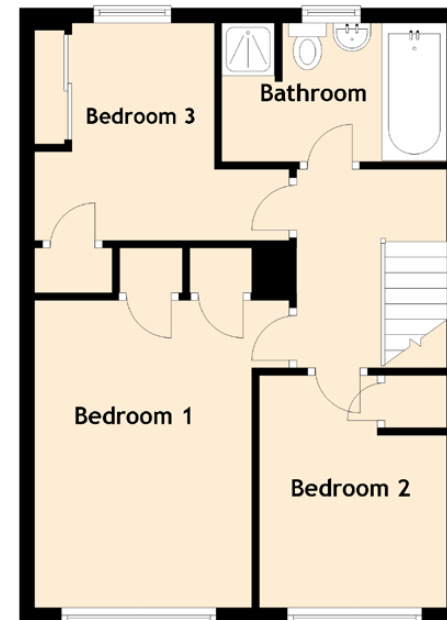
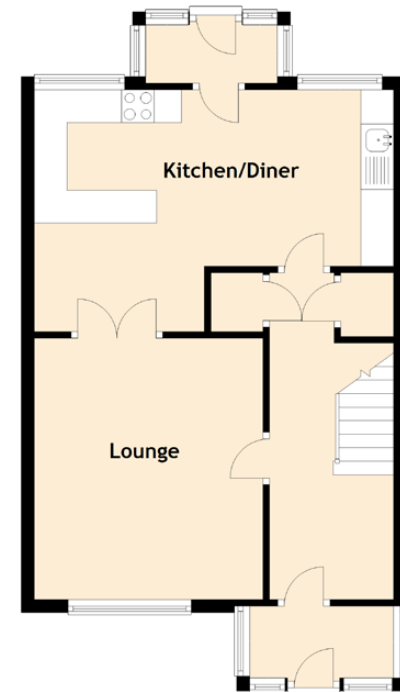
Journeying upstairs, you will discover three spacious bedrooms. All bedrooms offer a range of furniture configurations with space for additional free-standing furniture if required. A contemporary four-piece family bathroom suite completes the accommodation internally.

Externally, there are private front and rear gardens. The rear garden is a real suntrap and will be popular in summer months.

Double glazing and a new smart electric heating system that is still under guarantee have been provided throughout to create a warm, yet cost-effective way of living all year round.







# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

## Ground Floor

Lounge 4.00m (13'1") x 3.50m (11'6")  
Kitchen/Diner 5.50m (18'1") x 3.70m (12'2")

## First Floor

Bedroom 1 4.10m (13'5") x 2.90m (9'6")  
Bedroom 2 3.10m (10'2") x 2.50m (8'2")  
Bedroom 3 3.40m (11'2") x 2.90m (9'6")  
Bathroom 3.10m (10'2") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup> | EPC Rating: E

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





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## Solicitors & Estate Agents

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