




McEwan Fraser Legal

Solicitors & Estate Agents

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71 Irvine Road

KILMARNOCK, EAST AYRSHIRE, KA1 2JP



KILMARNOCK

71 Irvine Road is positioned in one of Kilmarnock's sought after roads 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. 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, there are good road links providing easy access to the A77/M77 Motorway.

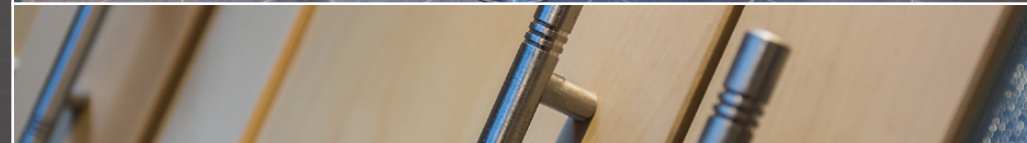
Primary and secondary schooling can be found close by as well as a host of hotels, restaurants, coffee shops, bars, sports centre, rugby fields, a golf course, cinema and, of course, Kilmarnock FC. Ayrshire is famous for golf with championship courses at Royal Troon, Prestwick and Turnberry. Kilmarnock 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.



LOUNGE



KITCHEN



71 IRVINE ROAD

Part Exchange available. McEwan Fraser Legal are delighted to bring to the market this beautifully presented three bedroom traditional terraced house split over two levels that provides extensive accommodation. Stepping through the main entrance, which has a host of original features, there is the welcoming hallway that leads to the rest of the sophisticated living space on this level. Its ornate cornicing gives a glimpse of the traditional features throughout. On this level, you will discover space at every turn. The formal lounge is flooded with natural light and is of palatial proportions with both high ceilings and intricate cornicing, as well as a feature fire with surround as its focal point. The family room/snug/dining area is a great place to relax in and have some 'me time' as well as hosting formal dinner parties for friends and family. The kitchen has been fitted to include a good range of floor and wall mounted units, with striking work surfaces, providing a fashionable and efficient workspace. It comes complete with a host of integrated appliances and a handy breakfast bar.

Journey upstairs and you will discover a bright hallway before encountering three well-proportioned bedrooms, all with a range of furniture configurations and space for additional free-standing furniture if required. Bedroom three could be transformed into a study/office for those requiring working from home arrangements. A contemporary family bathroom suite completes the impressive accommodation internally.

Externally, the property benefits from private front and rear gardens. The rear garden is of generous size and a real suntrap in summer months. There is on street parking to the front but for those that require off-road parking, this can be found to the rear of the house.

For additional comfort, this family home benefits from both double glazing and gas central heating which is sure to make this a cosy yet cost-effective home.



MASTER BEDROOM



BEDROOM TWO



BEDROOM THREE



BATHROOM

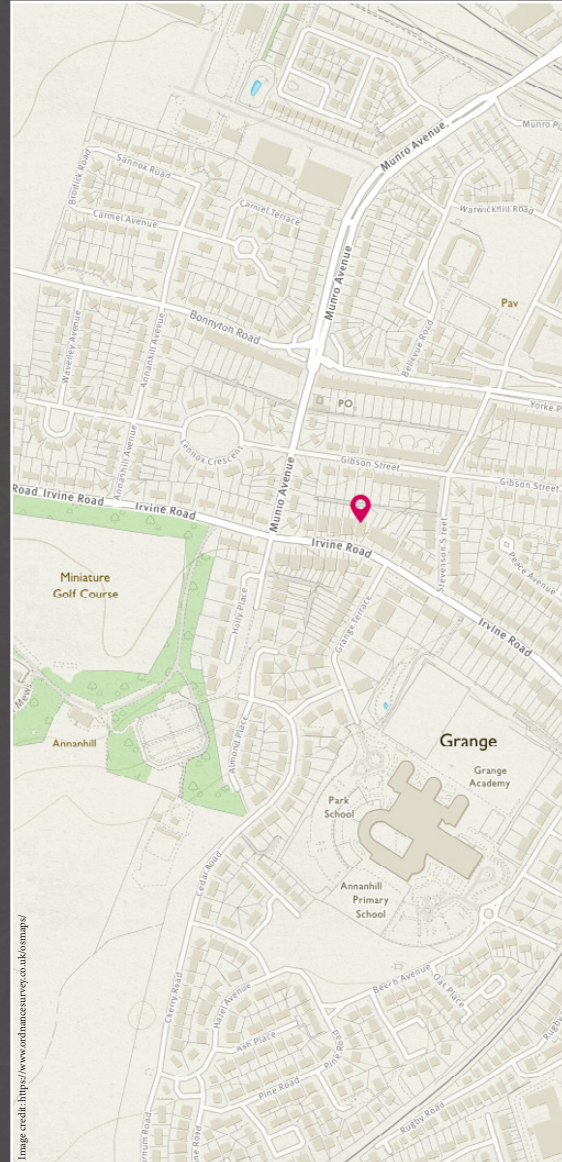
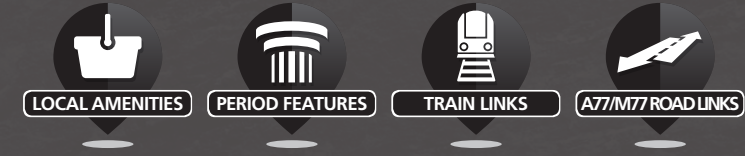


Image credit: <https://www.ordnancesurvey.co.uk/bloomsby/>

PROPERTY SPECIFICATIONS



LOCATION/DIMENSIONS/LAYOUT

Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 4.40m (14'5")
Family Room	4.30m (14'1") x 3.80m (12'6")
Kitchen	3.70m (12'2") x 3.10m (10'2")
Utility	1.40m (4'7") x 1.40m (4'7")
Master Bedroom	4.93m (16'2") x 3.70m (12'2")
Bedroom 2	4.70m (15'5") x 3.30m (10'10")
Bedroom 3	2.80m (9'2") x 2.10m (6'11")
Bathroom	2.50m (8'2") x 1.90m (6'3")
WC	1.40m (4'7") x 1.00m (3'3")

Gross internal floor area (m²)

140m²

EPC Rating

E

Extras (Included in the sale)

Carpets, floor coverings, light fixtures, fittings, curtains and blinds

Two candelabras in the hall are negotiable as is one of the garden sheds.





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Part
Exchange
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