

# 28 Portland Terrace

RICCARTON ROAD, HURLFORD, KILMARNOCK, EAST AYRSHIRE, KA1 5AN



*This charming property comes in walk-in condition and would be an ideal family home with lots of free space and storage*



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McEwan Fraser Legal are delighted to bring to the market this charming three-bedroom property in walk-in condition and is testimony to the care and attention bestowed by the current owner.

# THE DINING ROOM



The well maintained front garden gives way to a small glass entrance porch which in turn leads to a very spacious lounge diner and open plan kitchen. The current owner uses this generous space only as a dining room.



# THE KITCHEN



The modern kitchen benefits from ample white base and wall mounted units and black work surface with modern appliances, some of which are built-in. A large window and glass door leads to a very private and secure rear garden area with a well-maintained wooden shed.

A cosy lounge (bedroom 3) is situated off the lounge diner and faces the front of the property.



# THE LOUNGE/BED 3





The inner hallway leads to a generous double bedroom overlooking the rear garden and further benefits from built-in sliding mirror wardrobes and ample space for free-standing furniture. The downstairs shower room is tiled with a modern white suite and offers an oversized shower cabinet with a modern shower therein.

## BEDROOM 2



# THE SHOWER ROOM





The carpeted stairway to the upper accommodation is bright with a Velux window over the storage cupboard at the top. The very large bedroom in the attic level benefits from 2 large Velux windows and acres of in-eaves storage space. The modern en-suite shower room has ample storage, a modern white suite, and a single shower cubicle with a modern electric shower.

# BEDROOM 1





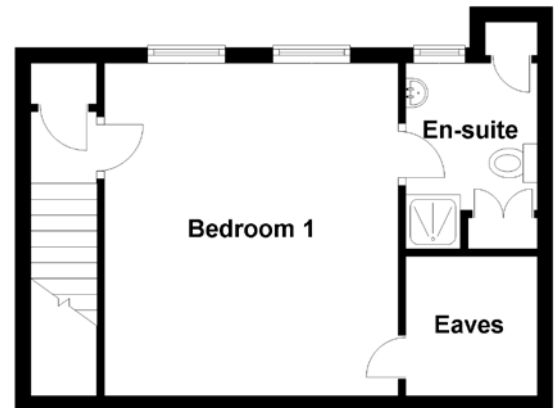
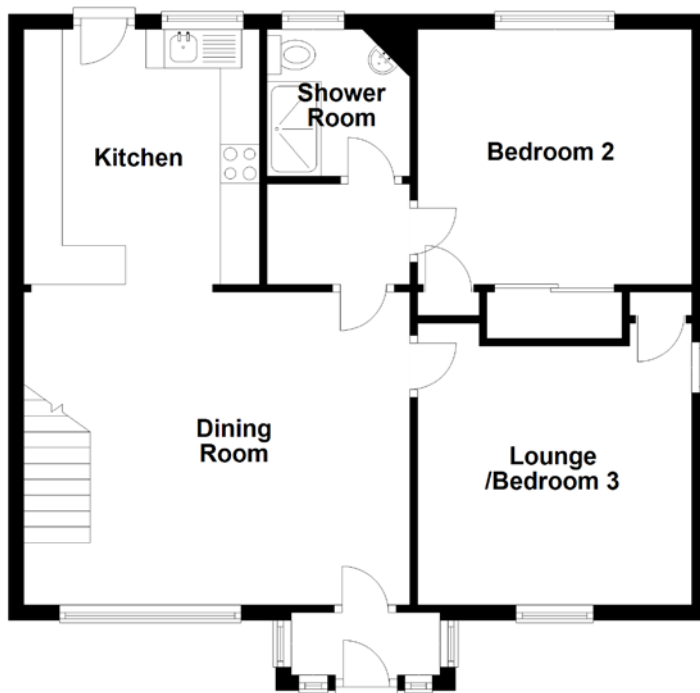
The property is kept warm and cosy with modern gas central heating and double glazing. These bungalows are particularly popular and with the potential for 3 double bedrooms to use this is sure to attract a lot of early attention. Early viewing is strongly recommended to avoid disappointment.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



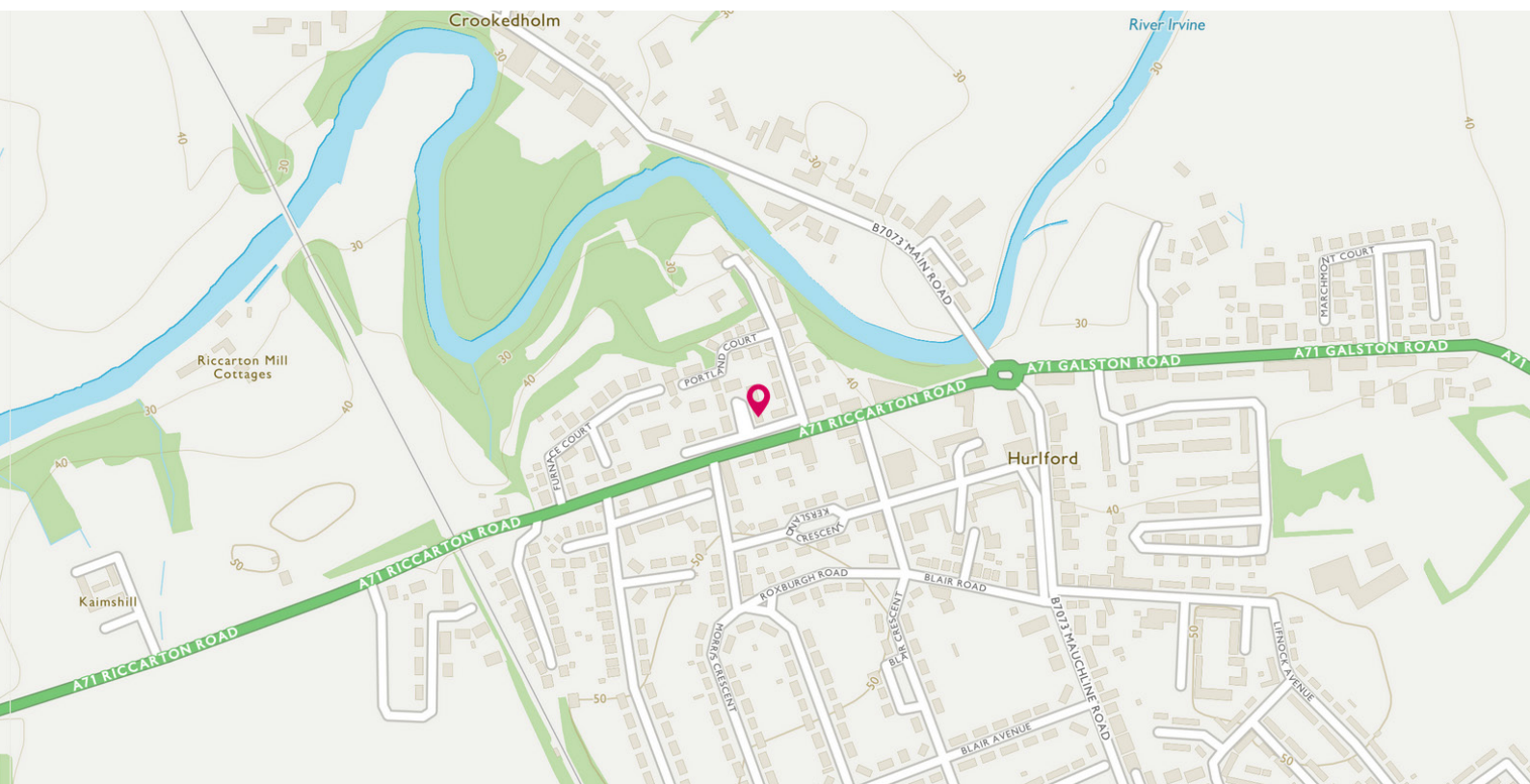
Approximate Dimensions  
(Taken from the widest point)

Dining Room	5.00m (16'5") x 4.05m (13'3")
Kitchen	3.30m (10'10") x 3.05m (10')
Lounge/Bedroom 3	3.75m (12'4") x 3.55m (11'8")
Bedroom 2	3.55m (11'8") x 3.10m (10'2")
Shower Room	1.90m (6'3") x 1.85m (6'1")

Bedroom 1	4.30m (14'1") x 3.80m (12'6")
En-suite	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale): Some items may be available by separate negotiation.





# THE LOCATION

Hurlford is a popular area of Kilmarnock in East Ayrshire and is ideally located for transport links throughout Ayrshire and close to the M77. A family friendly part of this charming town sees the property close to local amenities with schools and shops nearby.







# McEwan Fraser Legal

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