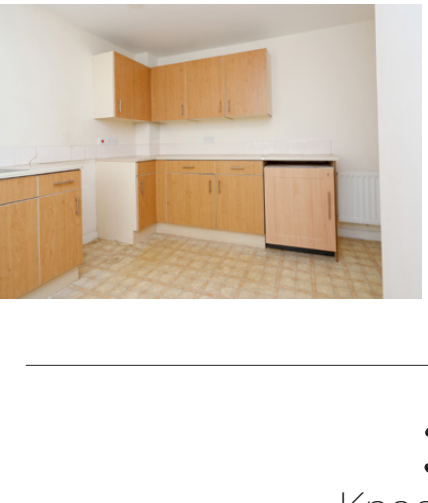


Bright and spacious two bedroom

Ideally positioned on the ground floor level - making it more appealing for a wide variety of purchaser(s)







3 Ashdale Road

Knockinlaw, Kilmarnock, KA3 1PS

Scan Here!

2 BED

1 BATH

ON STREET

ENERGY C EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01292 430 555
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available







3 Ashdale Road

KNOCKINLAW, KILMARNOCK, KA3 1PS

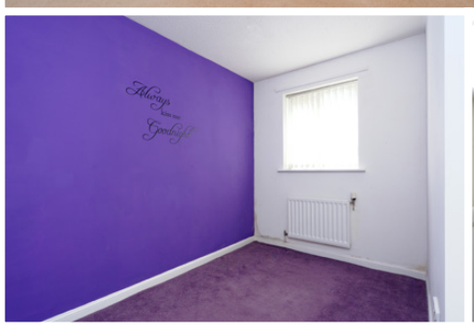
3 Ashdale Road is situated in a quiet location in Kilmarnock and perfect for the amenities of the town, as well as being a short drive to motorway links to Ayr & Glasgow and has several convenience stores nearby.

Kilmarnock itself has a wide selection of shops, including many high street names, as well as a large retail park and a number of Supermarkets. 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. Glasgow can be reached in approximately 30 minutes by car and Glasgow Prestwick International Airport within 20 minutes. Primary and Secondary schooling can be found closeby as well as a host of hotels, restaurants, coffee shops, bars, sports centre, rugby fields, golf, cinema and, of course, Kilmarnock FC.

Part Exchange available. We are pleased to introduce to the market this bedroom lower cottage flat that offers spacious accommodation on the one level and would be an ideal first time purchase, buy-to-let investment or for those looking to down-size.

The apartment has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. A main door entrance welcomes you into the hallway which leads to all apartments. A bright and airy lounge is pleasantly located to the front aspect with a picture window flooding the room with natural light. The fitted kitchen has been designed to maximize work space and with a good range of floor and wall mounted units with space provided for free standing appliances. There are two well-appointed bedrooms which have a range of furniture configurations and space for additional free standing furniture if required. Any of the bedrooms could be transformed into a number of things such as a ‘study’/’hot office’ for those requiring working from home arrangements. A three piece family bathroom suites with overhead shower completes the accommodation internally. Externally, to the front of the property there is allocated off street parking provided. To the rear there is a fully enclosed garden - which is a real suntrap in summer months. Double glazing and gas central heating has been provided to create a warm, yet cost effective way of living all year round.

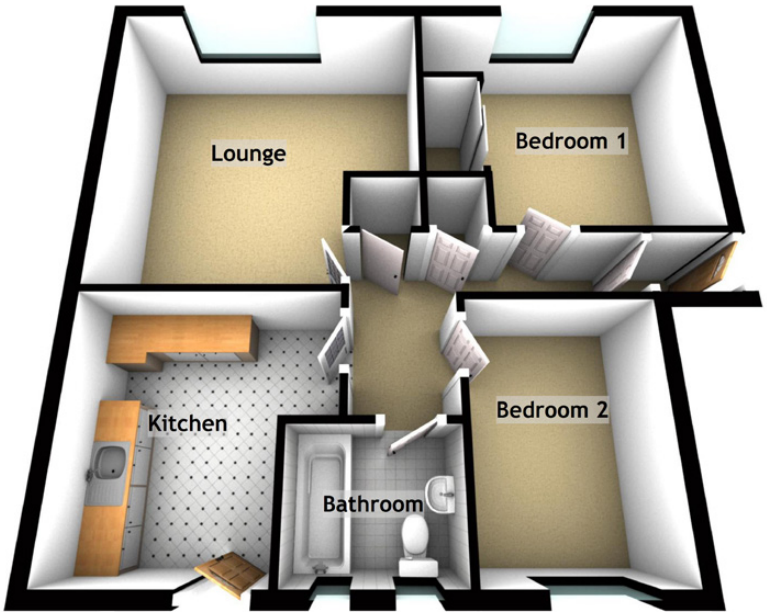












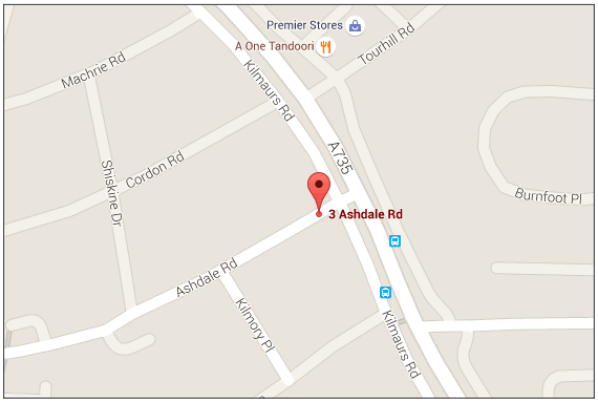
Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 4.20m (13'9")
Kitchen	3.30m (10'10") x 3.30m (10'10")
Bedroom 1	3.80m (12'6") x 3.40m (11'2")
Bedroom 2	3.20m (10'6") x 2.30m (7'7")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²) - 58

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings,curtains and binds, washing machine.



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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES

Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
DIANE KERR
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer