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SOLICITORS - ESTATE AGENTS



11 Holyoake Court, Hurlford, Kilmarnock KA1 5HE

Offers Over £155,000

Enjoying a peaceful cul-de-sac setting within the popular village of Hurlford, this well presented semi-detached bungalow offers spacious all-on-the-level accommodation, ideally suited to a wide range of buyers.

Accessed from the side of the property, the accommodation comprises a welcoming L shaped reception hall with an excellent level of storage and accessing all rooms. There is a large lounge to the front, the spacious fitted kitchen to the rear is well equipped with an extensive range of floor standing and wall mounted units finished in beech with a contrasting dark work surface. There is an inset gas hob with electric oven and grill below, washing machine, fridge and freezer. A door from the kitchen leads to the rear garden.

There are three well-proportioned bedrooms, main to the back with views of the rear garden, and one to the side both benefitting from wardrobe space. The third bedroom to the front could serve as a second public room or dining room. The bathroom comprises a three piece suite with an electric shower over the bath.

Externally, the property enjoys a well-maintained enclosed rear garden, a long driveway to the side providing ample off-street parking leading to a single garage.

Further benefits include gas central heating, double glazing and an excellent location within the sought-after village of Hurlford.

Hurlford is a popular and well-established Ayrshire village offering an excellent range of local amenities, including shops catering for everyday requirements. More extensive shopping and leisure facilities can be found in the nearby town of Kilmarnock, which boasts a wide selection of high street retailers, supermarkets, restaurants and recreational facilities.
The area is well served by public transport, with a regular bus service operating along Hurlford Main Street and frequent rail services available from nearby Kilmarnock, providing excellent links throughout Ayrshire and beyond.

For commuters, Hurlford is conveniently positioned close to the A77/M77 road network, offering straightforward access to Glasgow city centre and excellent transport links to the major towns and villages throughout Ayrshire.

DIMENSIONS

Lounge	17'2" x 12'1"
Kitchen	8'5" x 12'1"
Bedroom 1	11'10" x 9'6" (Rear)
Bedroom 2	9'1" x 9'8" (Side)
Bedroom 3	8'10" x 10'2" (Front)
Bathroom	5'10" x 5'9

COUNCIL TAX
Band D

ENERGY RATING
C

FEATURES
Quiet cul-de-sac setting
Well presented throughout
Two/Three bedrooms
Spacious front lounge
Easily maintained gardens
Double glazing
Gas central heating
Driveway to garage
Viewing recommended

TRAVEL DIRECTIONS
Travelling to Hurlford from Bellfield roundabout, pass through roundabout turning left into Salisbury Avenue before leaving the village, right at T and follow the road to number 11 on the right hand side.

VIEWING
Strictly by appointment through Barnetts on 01563 522 137.

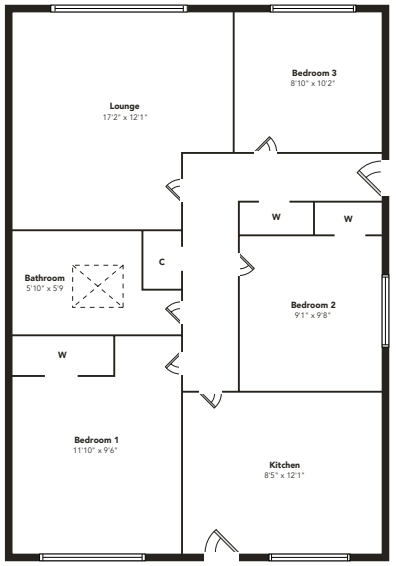
ENTRY DATE
By arrangement











Floorplans are indicative only - not to scale
Produced by Plushplans



DISCLAIMER
Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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