



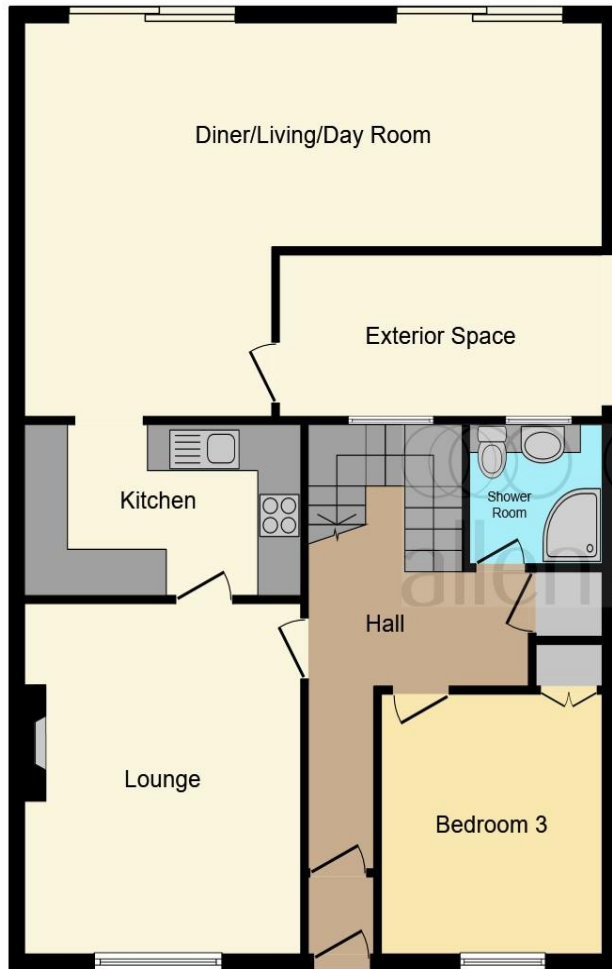
**Loudoun Avenue, Priestland Darvel KA17 0NY**

**welcome to**

**Loudoun Avenue, Priestland Darvel**

Within a lovely countryside setting with unimpared views to countryside beyond, this deceptively spacious and extended semi-villa will delight and impress. There good sized bedrooms, large family room, fitted kitchen, lounge, bathroom, large gardens, multi -fuel stoves, close to bus route





**Ground Floor**



**First Floor**

**Reception Hallway**

12' extending to x 10' ( 3.66m extending to x 3.05m )

**Lounge**

12' 7" x 14' 11" ( 3.84m x 4.55m )

**Kitchen**

12' 7" x 7' 2" ( 3.84m x 2.18m )

**Family Room/sitting Room**

26' 7" x 17' 7" ( 8.10m x 5.36m )

**Bedroom One**

10' 11" x 10' narrowing to ( 3.33m x 3.05m narrowing to )

**Bedroom Two**

12' 9" x 14' 7" narrowing to ( 3.89m x 4.45m narrowing to )

**Bedroom Three**

12' 8" x 10' 5" ( 3.86m x 3.17m )

**Bathroom**

Irregular Shaped Room 12' 8" x 10' ( 3.86m x 3.05m )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Loudoun Avenue, Priestland Darvel

- Extended Semi-Villa
- Countryside Setting
- Superb open views
- Large Family Room/Sitting Room
- Three Bedrooms

Tenure: Freehold EPC Rating: E

offers over

**£170,000**

Within a lovely country setting and with unimpaired aspects to the surrounding fields and hills, this surprisingly spacious extended semi-villa is worthy of an early viewing. It is within easy access to the Irvine Valley River walks. Well appointed and close to bus routes, the property will appeal to many sectors of the market but particularly family orientated buyers. Priestland is close other towns and villages such as Darvel, Glaston, Newmillns and Hurlford. Kilmarnock is within 15-20 minutes drive and has a number of amenities and facilities as well as a main train station. Priestland is also within ten miles of Strathven in South Lanarkshire and such offers quick access onto the M74. The M77 also links the area to Glasgow and beyond. It is within easy reach of The accommodation offers: Reception Hallway, Lounge (multi-fuel burner), fitted kitchen, large open plan family room/sitting room/dining room (multi fuel burner), three good sized bedrooms, stairway (velux window) and modern bathroom. Its further benefits from Fisher electric heating and double glazing. The gardens to the rear are large, mature and well -appointed. Driveway to side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KMK108175 - 0006

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allen & harris



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