

# Huntly Court, Kilmarnock KA3 7QW



## welcome to

## Huntly Court, Kilmarnock

Allen and Harris are delighted to introduce this spacious END TERRACED VILLA which has been fully refurbished to the highest standards. Reception,, lounge, fully fitted kitchen(induction hob, oven and hood, white goods) two double bedrooms,modern bathroom,downstairs wc, gas ch, d/glaz,garden.



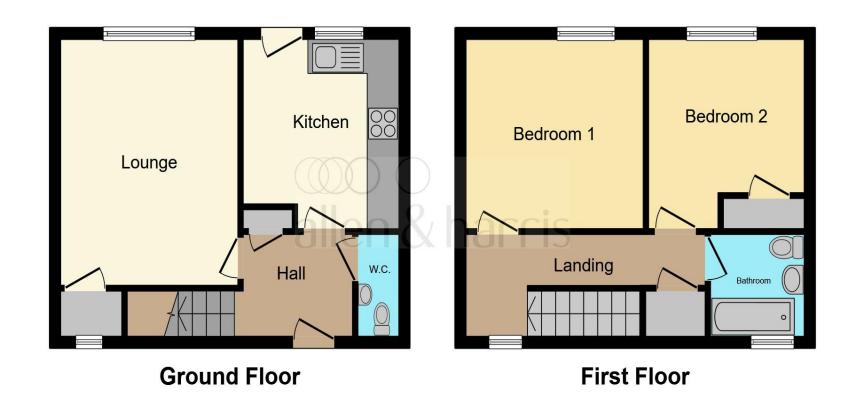












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Reception Hall** 7' 2" x 3' 4" narrowing to (2.18m x 1.02m

#### Lounge

narrowing to )

14' 11" x 12' 1" ( 4.55m x 3.68m )

**Kitchen** 12' 2" x 9' 10" ( 3.71m x 3.00m )

**Downstairs Wc** 3' 7" x 3' 5" ( 1.09m x 1.04m )

**Upper Landing** 16' 1" x 6' 4" narrowing to (4.90m x 1.93m narrowing to )

**Bedoom One** 11' 9" x 10' 8" ( 3.58m x 3.25m )

**Bedroom Two** 12' 5" x 11' 1" ( 3.78m x 3.38m )

#### Bathroom

#### welcome to

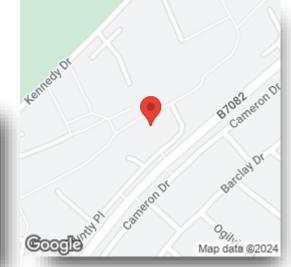
## **Huntly Court, Kilmarnock**

- End Terraced Villa
- Fully Refurbished
- Viewing Essential
- Fully Fitted Kitchen
- Two Bedrooms

Tenure: Freehold EPC Rating: C

# offers over **£90,000**

Fully and thoroughly refurbished to a high standard, this spacious end terraced villa is simply worthy of an early viewing to confirm the quality of finish throughout. Quietly located but close to shops and schools, the property will appeal to various sectors of the market. It has new flooring, new electric consumer unit, gas central heating and double glazing. Enclosed rear garden to the rear. The modern kitchen is particularly eye catching with range of both wall mounted and floor standing units with fitted induction hob, hob and oven integrated white goods including fridge and freezer, washing machine and dishwasher, the lounge is spacious both bedrooms are double sized, modern bathroom and downstairs wc. The stairway from the reception hall has an attractive modern glass balustrade... Kilmarnock town centre is nearby with its range of shops, bars, restaurants and cafes as well as very popular parks. EPC- C



Please note the marker reflects the postcode not the actual property





#### view this property online allenandharris.co.uk/Property/KMK108266



Property Ref:

KMK108266 - 0004

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## allen & harris



## 01563 528304



×

Kilmarnock@allenandharris.co.uk

64 Bank Street, KILMARNOCK, Ayrshire, KA1 1EA

allenandharris.co.uk