

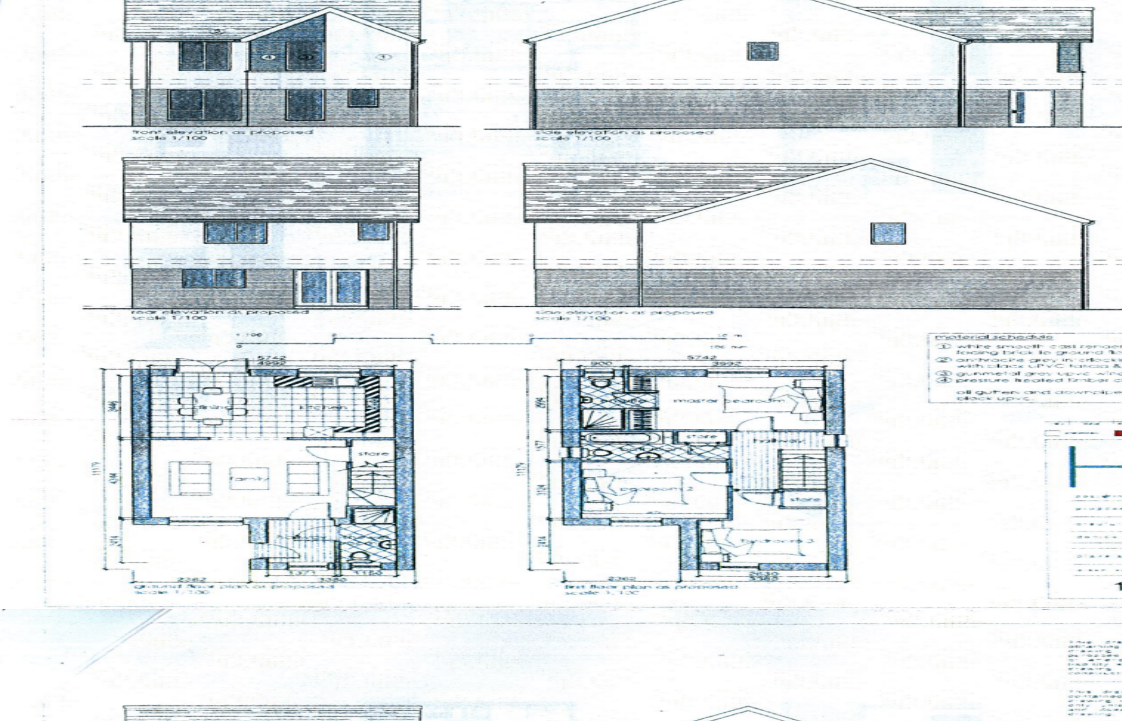


Plot Craufurdland Road

Kilmarnock, KA3 2HT

Offers in Region of £125,000

GREIG
Residential



Craufurdland Road

Kilmarnock, KA3 2HT

Greig Residential are delighted to present to the market this rare opportunity to secure a sizeable plot extending to approximately half an acre with full planning consent to build an exclusive development of five modern villas comprising of four three bedroom semi detached villas and one three bedroom detached villa. Once developed, the site would form an idyllic cul de sac positioning set back off the main road.

This plot is ideally positioned in a highly sought after residential area of Kilmarnock within close proximity to local amenities, transport links and popular school catchment.





Locality

There are excellent transport links in the area with a regular local bus service, train station (approx. 2.6 miles) and bus station (approx. 2 miles). Direct access to the M77 (approx. 2 miles) perfect for the commuter linking Irvine, Ayr, Glasgow and beyond. There are two local, reputable primary schools and nursery school within 0.5 miles, with catchment secondary schooling approx. 3 miles.

The immediate area has plentiful everyday local amenities including Tesco, Spar, pharmacy, food takeaway stores and hairdressers all within 1 mile approx. Kilmarnock town centre offers a wider range of facilities including retail parks, high street shopping, restaurants, bars and cinema.

There are a wide selection of local parks, mainly Dean Castle Country Park (approx 1 mile), and Kay Park (approx 2 miles), as well as local play parks in the immediate area.

Local Comparable Sales Evidence

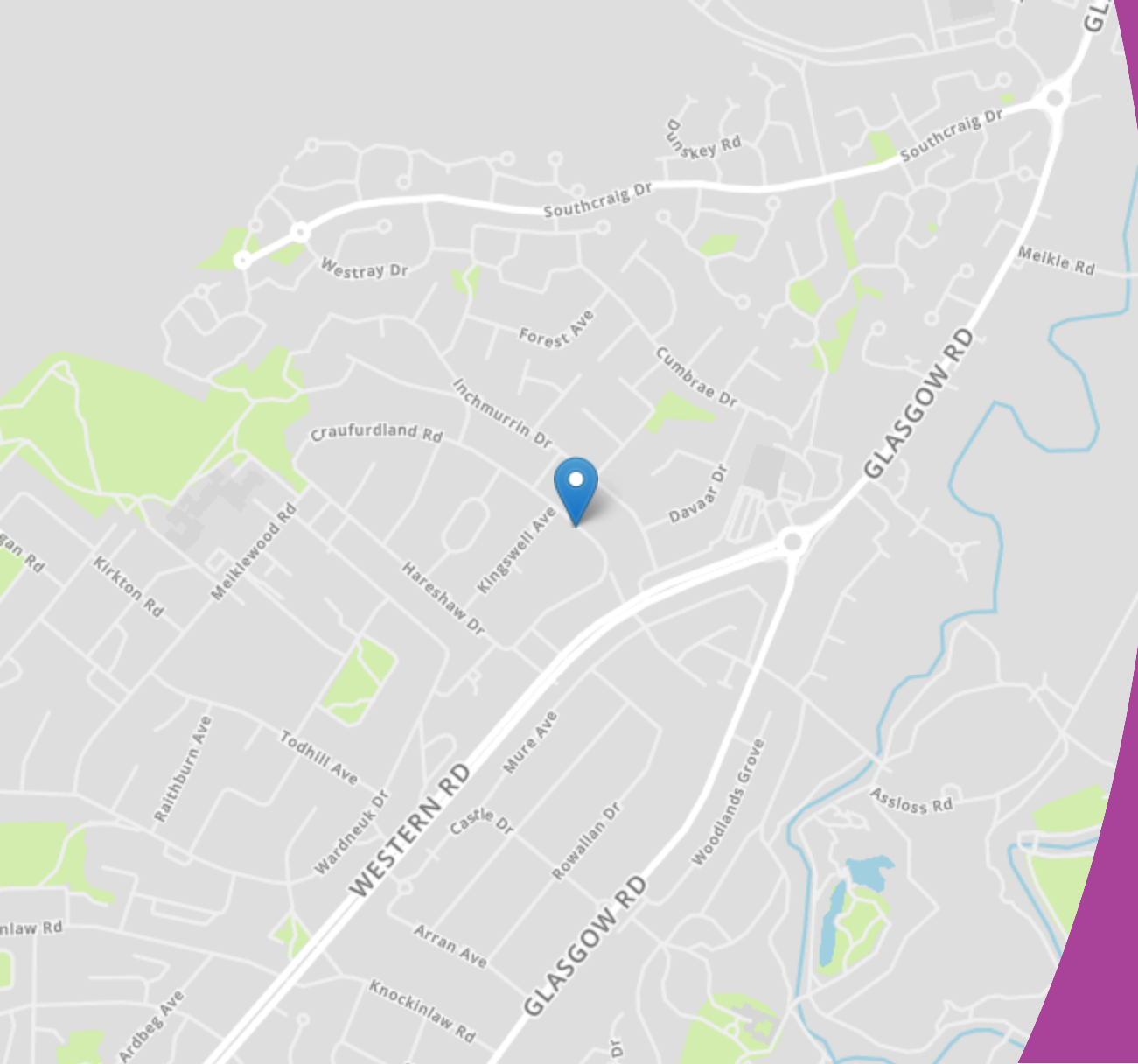
Craufurdland Road - three bedroom semi detached - 94 sq.m approx. - Home Report £135,000

Lerwick Place - three bedroom detached villa - £175,000

Kirkwall Place - three bedroom detached villa - £151,100

Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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