

# property details **approval form**

25 Titwood Drive, Kilmarnock, Ayrshire, Scotland, KA3 2AU

**Date:** 27 August 2026

**Property Ref and Version:** KMK109178 - 0001

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your Allen & Harris Scotland office:** 64 Bank Street, KILMARNOCK, Ayrshire, KA1 1EA

**T** 01563 528304 **E** Kilmarnock@allenandharris.co.uk

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## >> **price**

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offers over £90,000

Tenure: Freehold

## >> **key features**

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- > Semi-Detached Villa
- > Bright & Spacious Lounge
- > Modern Fitted Kitchen
- > Two Generously Sized Bedrooms
- > Stylish Bathroom
- > Driveway
- > Enclosed Rear Garden
- > EPC Rating: D

## >> **short description**

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Allen & Harris are delighted to bring this lovely semi-detached villa in Kilmarnock to the market.

## >> **long description**

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Allen & Harris are delighted to bring this lovely semi-detached villa in Kilmarnock to the market.

This lovely home accommodates a welcoming reception hallway, a bright & spacious lounge, a modern fitted kitchen, two generously sized bedrooms, and a stylish 3-piece bathroom.

Externally, the property boasts a large driveway, along with a front garden space, along with an enclosed rear garden space perfect for hosting entertainment.

This small pocket of Kilmarnock has many benefits such as local public transport links, is a short walk to amenities, and has a local leisure centre which is a short walk away.

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>> **directions**

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>> **Agent Note**

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## >> room description

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**Reception Hallway**

**Living Room**

16' 5" x 10' 3" ( 5.00m x 3.12m )

**Kitchen**

12' 3" x 8' 8" ( 3.73m x 2.64m )

**Bedroom 1**

16' 11" x 10' 5" ( 5.16m x 3.17m )

**Bedroom 2**

12' 2" x 10' 8" ( 3.71m x 3.25m )

**Bathroom**

5' 9" x 5' 7" ( 1.75m x 1.70m )

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## >> **room description**

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## >> **property images**



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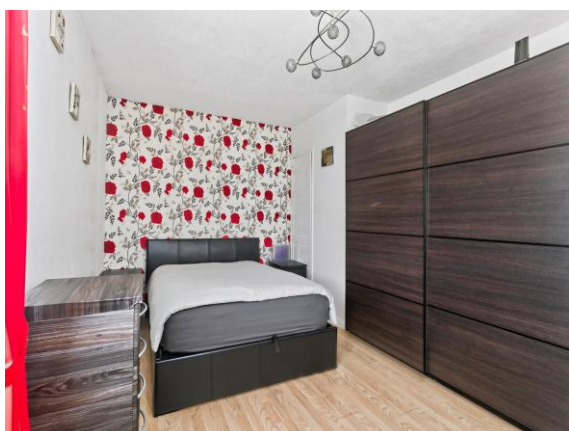
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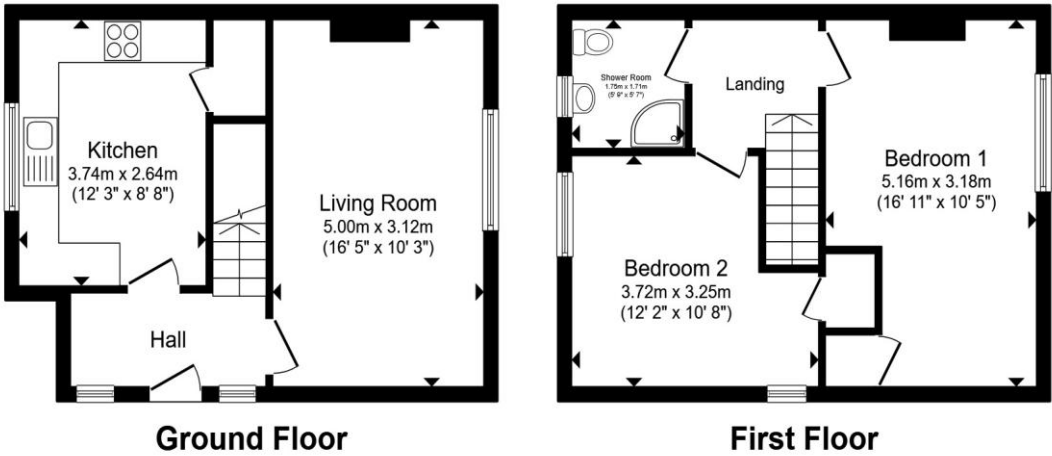
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## >> floor plan



Total floor area 71.1 m<sup>2</sup> (766 sq.ft.) approx  
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.propertybox.io](http://www.propertybox.io)



## >> approval

|               | Signature | Date |
|---------------|-----------|------|
| Sean Turnbull |           |      |
| Mr A. Sharpe  |           |      |