



2

Bedrooms



2

Bathrooms





Property Matters Online are delighted to present to the market this well-proportioned two bedroom UPPER FLAT situated within a modern development on the fringe of Kilmarnock Town Centre.

The Home Report valuation on this property is 63,000.00. Details of the Home Report can be accessed at:-

<http://www.packdetails.com/notify.htm?sr=hp732022&pc=KA1 3JF>



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The accommodation is ideally laid out over one level comprising entrance hallway; spacious lounge with twin window formation to the rear which allows an abundance of natural light to flow through; fitted kitchen housing an ample range of base and wall units with complementary worktops and tiled splash-back areas; main bedroom with fitted mirrored wardrobes and ensuite shower room; 2nd bedroom with fitted mirrored wardrobes and three piece family bathroom comprising wc, wash hand basin and bath.

The property further benefits from a secure door entry system; allocated parking; double glazing and gas central heating (untested)

#### Location

The property is situated in popular area a short walk to the centre of Kilmarnock. Shopping is available in Kilmarnock town centre with a variety of recognised 'high street' shops. There is also a Tesco /Asda supermarket close to the estate. Primary and secondary schooling is available locally. Transport links include the M77 which offers a direct route into Glasgow and links to Scotland's major motorway systems.

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#### Sizes Approx.

LOUNGE: 14.10ft x 12.11ft (4.30m x 3.69m)

KITCHEN: 48.88ft x 25.59ft (14.90m x 7.80m)

BEDROOM 1: 12.6ft x 9.0ft (3.84m x 2.74m)

EN-SUITE: 5.6ft x 5.0ft (1.71m x 1.52m)

BEDROOM 2: 10.2ft x 7.8ft (3.11m x 2.38m)

BATHROOM: 6.6ft x 6.5ft (2.01m x 1.98m)

EER: C

NB\*\*\*This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.\*\*\*

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## OFFERS

Offers must be submitted in Scottish legal form to the sole selling agents. Formal note of interest should be registered prior to offering. A closing date will only be notified to parties who have registered interest through their solicitors. The seller reserves the right to accept any offer at any time

