



**43b McLelland Drive, KILMARNOCK KA1 1SG**  
**Offers Over £45,000**



Superb opportunity to purchase this very spacious ONE BEDROOM FLAT found within this highly regarded and much sought after residential area of Kilmarnock. The Howard Park is minutes from the flat for pleasant walks and play facilities for children. There is a large Tesco's supermarket, Lidl, and Aldi for day-to-day requirements. More extensive shopping facilities can be found within Kilmarnock town centre which features many high street names. Public transport services locally include regular bus services on High Glencairn Street with frequent rail travel from Kilmarnock railway station found within proximity. Kilmarnock town centre also offers an excellent choice of bars, restaurants and cafes.

Accommodation of L-shaped entrance hallway, large bay windowed lounge overlooking McLelland Drive, kitchen is accessed off the hallway to the rear with an extensive range of floor standing and wall mounted units and breakfast bar area, fitted with laminate flooring. Good sized double bedroom to rear with built in cupboard space and internal shower room with recessed shower cubicle and wet wall panelling throughout. Features of this property include gas central heating by way of a combination boiler and full double glazing.

The agents have no hesitation in recommending early internal viewing of this superb attractively priced home.

#### DIMENSIONS

Lounge	15'5" x 16'8"
Kitchen	11'9" x 5'10"
Bathroom	9'10" x 3'10"
Bedroom one	14'8" x 8'9"

#### COUNCIL TAX

Band A

#### ENERGY RATING

D

#### FEATURES

Excellent location close to town centre  
 Double bedroom  
 Bay windowed lounge  
 Gas central heating  
 Double glazing

#### INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

#### TRAVEL DIRECTIONS

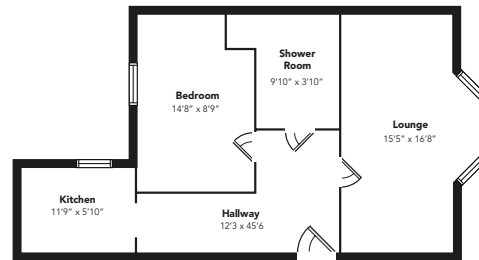
Travelling from Kilmarnock Town Centre on Dundonald Road, continue to traffic light junction with South Hamilton Street. Turn left into McLelland Drive and the property is located on the right hand side.

#### VIEWING

Strictly by appointment through Barnetts.

#### ENTRY DATE

By arrangement



Floorplans are indicative only - not to scale  
 Produced by Plushplans

#### DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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