



130B Bonnyton Road, Kilmarnock KA1 2PQ
Offers Over £32,500

deal opportunity for the first time buyer or buy to let investor to purchase this GROUND FLOOR FLAT, situated in popular area of town a short walk from the town centre.

This property offers bright spacious accommodation comprising reception hall, spacious lounge with window to the rear, galley kitchen with a range of floor standing and wall mounted units with a gas hob, oven and small fridge freezer. To the front of the property there is a large double bedroom and bathroom.

The property benefits from double glazing and gas central heating. Small front garden and rear communal gardens providing shared drying area.

The property is found within one of Kilmarnock's sought after quiet residential areas and within walking distance of the town centre. As such, this property is well placed to benefit from the excellent amenities which Kilmarnock offers, including many retail outlets and a wide selection of bars, supermarkets, restaurants and cafes. Public transport facilities within the area include regular bus services on nearby Irvine Road with frequent rail travel available from nearby Kilmarnock Railway Station. For the motorist there are road links close by providing easy access to the nearby A77/M77 motorway. Schooling is also available locally both at primary and secondary levels.

DIMENSIONS

Lounge	14'2" x 13'3"
Kitchen	6'11" x 5'6"
Bedroom	14'9" x 12'11"
Bathroom	6'7" x 5'11"

COUNCIL TAX

Band A

ENERGY RATING

D

FEATURES

Popular residential area
Gas central heating
Double glazing
Viewing recommended

INCLUSIONS

Fitted floor coverings, light fittings, kitchen and bathroom fixtures and fittings.

TRAVEL DIRECTIONS

Travelling from Kilmarnock town centre on Bonnyton Road, continue passing under the bridge and to traffic light junction, continue on Bonnyton Road, the property is located on the left hand side.

VIEWING

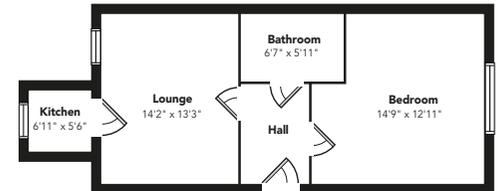
Strictly by appointment through Bar-
netts

ENTRY DATE

By arrangement

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.



Floorplans are indicative only - not to scale
Produced by [Plushplans](#)



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