



**6 Scott Road, Kilmarnock KA1 1SQ**  
**Offers Over £60,000**



Internal viewing is essential to fully appreciate this very well presented ONE BEDROOM FLAT occupying the first floor of this red sandstone block and situated within this highly sought after residential area.

This bright and spacious flat provides accommodation of reception hall, bright spacious lounge to the rear overlooking the gardens and giving access to the well-appointed kitchen to the rear. The kitchen offers an extensive range of units both floor standing and wall mounted finished in maple with a contrasting dark work surface with matching splash back. The washing machine and tumble dryer are in the cupboard on the stairs. To the front of the flat is the large bay windowed double bedroom overlooking Scott Road. The modern internal shower room is accessed from the reception hall. Double glazing throughout, gas central heating, a communal drying area and a private garden to the rear.

The property enjoys an excellent location adjacent to Kilmarnock town centre. The Howard Park is a short distance from the flat for pleasant walks. There is a large Tesco's and Morrison's supermarket, Lidl, and Aldi for day-to-day requirements. More extensive shopping facilities can be found within Kilmarnock town centre. Public transport services locally include regular bus services on Dundonald Road with frequent rail travel from Kilmarnock railway station found within proximity. Kilmarnock town centre also offers an excellent choice of bars, restaurants and cafes.



**DIMENSIONS**

Lounge	15'10" x 12'8"
Kitchen	5'10" x 8'5"
Bedroom	13'2" x 16'4"
Shower room	7'6" x 3'11"

**INCLUSIONS**

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

**COUNCIL TAX**

Band A

**TRAVEL DIRECTIONS**

Travelling from Kilmarnock town centre on Dundonald Road, at traffic lights turn left onto McLelland Drive, then 2nd right into Scott Road where the property sits on the left hand side.

**ENERGY RATING**

C

**VIEWING**

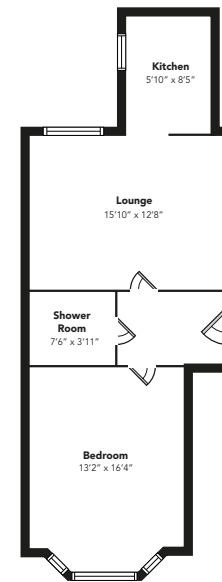
Strictly by appointment through Barnetts on 01563 522 137.

**FEATURES**

- Excellent location
- Bay window
- Good public transport services
- Well presented through out
- Viewing essential

**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.



**7-9 Grange Place, Kilmarnock KA1 2BH**

**T. 01563 522 137**  
**F. 01563 571 382**

**Email. [property@barnettslaw.co.uk](mailto:property@barnettslaw.co.uk)**  
**Website: [www.barnettslaw.co.uk](http://www.barnettslaw.co.uk)**