



160 Bonnyton Road, Kilmarnock, KA1 2LG
Offers Over £65,000

Ideal opportunity to purchase this well maintained UPPER COTTAGE style flat situated within the highly regarded and much sought after Bonnyton area of Kilmarnock.

Accessed from the side, this property offers bright spacious accommodation comprising lower hall with stair to reception hall, spacious lounge with windows to the front, to the rear of the lounge and accessed from the hallway is the well proportioned kitchen with an extensive range of floor standing and wall mounted units. There are two good sized double bedrooms, one to the front the other to the rear, both benefit from wardrobe space. There is a large cupboard in the hall for storage and the wet room is accessed from the reception hallway.

The property benefits from gas central heating with a gas fired boiler, double glazing, driveway with large timber garage and well maintained private garden to rear.

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	15'7 x 12'7	Gas central heating
Kitchen	10'9 x 9'5	Double glazing
Bedroom 1	13'6 x 12'0	Viewing recommended
Bedroom 2	12'8 x 9'6	
Wet Room	5'11 x 5'9	

COUNCIL TAX

Band B

ENERGY RATING

C

FEATURES

Popular quiet location
Driveway for off street parking
Two double bedrooms

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.

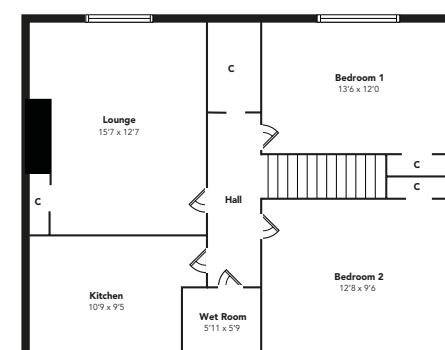


VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

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.