



END TERRACED VILLA
15 RUSSELL COURT, KILMARNOCK, KA3 7QQ
OFFERS IN THE REGION OF £62,000



Mackintosh
& Wylie LLP

SOLICITORS :: NOTARIES :: ESTATE AGENTS

23 The Foregate • Kilmarnock KA1 1LE • Telephone 01563 525104 • Fax 01563 537100



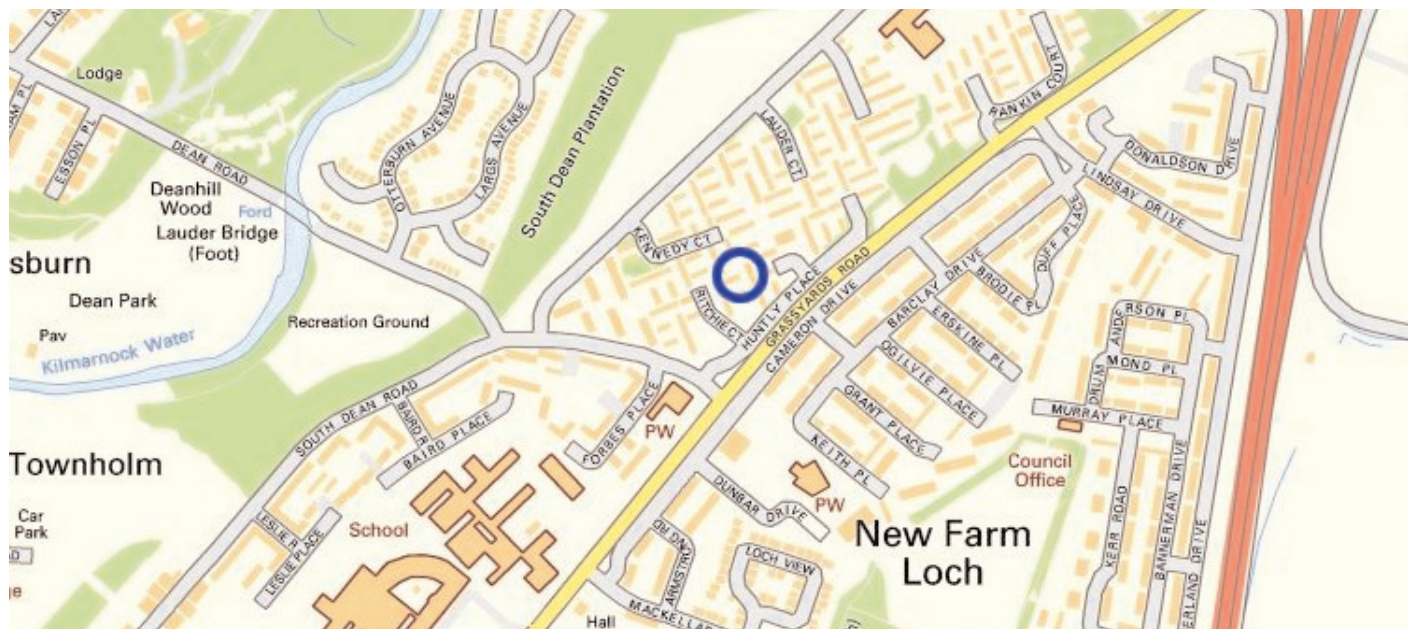
Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or 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 schedule of sales particulars which you find misleading or if you simply wish clarification on any point, please contact our office immediately and we will endeavour to assist you in any way possible.

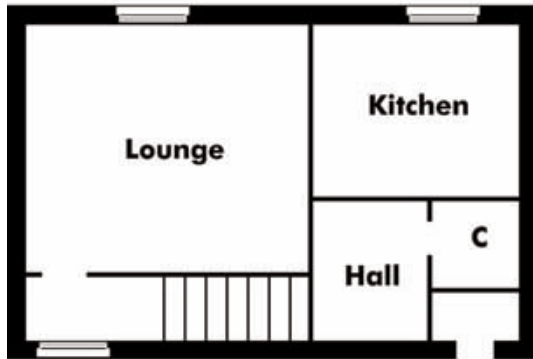
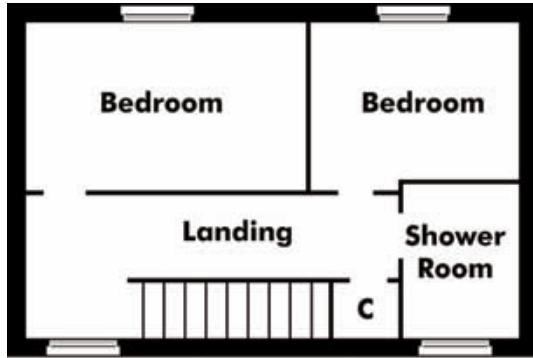


END TERRACED VILLA
15 RUSSELL COURT,
KILMARNOCK
KA3 7QQ

OFFERS IN THE REGION OF
£62,000



GSPC Reference: 238576



Floor plans are indicative only - not to scale.

Upper Landing

Allows access to bedrooms and bathroom. Recessed storage cupboards.

Bedroom One (approx. 11'9"x10'9")

Rear-facing double bedroom. Radiator. Telephone point.

Bedroom Two (approx. 11'8"x11'3")

Rear-facing double bedroom with a recessed wardrobe. Radiator.

Shower-room (approx. 6'8"x5'8")

Shower-room with window comprising w.c., pedestal wash-hand basin and shower cubicle. Walls are part tiled and part wet panels. Radiator.

Garden

Small garden area to the front of the property. Enclosed private rear garden mainly laid in pavior brick, paving slabs and areas of gravel. Wooden garden shed.

EPC

The Energy Efficiency Rating for this property is Band D.

Council Tax

East Ayrshire Council - Band B.

Entry

By arrangement.

To View

By appointment through Solicitors on 01563 525104.





END TERRACED VILLA
15 RUSSELL COURT,
KILMARNOCK
KA3 7QQ

OFFERS IN THE REGION OF
£62,000

A two bedroomed END TERRACED VILLA situated with a well-established residential area of Kilmarnock. The property is conveniently located close to local shops, public transport facilities and schools. The internal layout comprises reception hallway, formal lounge and dining kitchen on the ground floor with two double bedrooms and shower-room on the upper floor. The property further benefits from gas central heating, double glazing, an intruder alarm system and an easily maintained private rear garden. Ample parking in communal car park.

Accommodation

Ground Floor

Entrance Hallway

The property is entered via a Upvc double glazed door. There is a closed storage cupboard off the entrance hallway. The hallway gives access to the lounge and kitchen. Stairs to upper landing. Recessed storage cupboard housing central heating boiler and alarm box. Radiator.

Lounge (approx. 15'0"x11'10")

A generous proportioned public room with a rear-facing double glazed window. Feature fireplace with inset electric fire. Door to large under-stair storage cupboard with a front-facing window. Two radiators.

Dining/Kitchen (approx. 11'3"x10'0")

Access via hallway into a spacious dining kitchen with window and access door to the rear garden. A good range of base and wall-mounted storage units with complimentary work surfaces incorporating a stainless steel sink. Gas cooker with extractor and plumbing for washing machine. Space for dining table and chairs. Radiator.

