

Calder Place, Kilmarnock KA1 3QL



welcome to

Calder Place, Kilmarnock

Freshly refurbished this spacious two bedroom upper cottage flat is in real walk-in order. Fresh decor, new carpets and doors, fully fitted kitchen with white goods, modern bathroom. Gas central heating, d/glazing,garden, driveway. Quiet cul-de-sac setting and within a popular area.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Reception Hallway Irregular Shaped Room 14' 8" x 8' 8" (4.47m x 2.64m)

Lounge 15' 5" x 12' 2" (4.70m x 3.71m)

Kitchen 10' 7" x 7' 4" narrowing to (3.23m x 2.24m narrowing to)

Bedroom One 15' 6" x 8' 9" (4.72m x 2.67m)

Bedroom Two 11' 3" x 10' 2" (3.43m x 3.10m)

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- Recently Refurbished
- Walk- In Order
- Two Double Bedrooms
- Fully Fitted Kitchen
- New Carpets

Tenure: Freehold EPC Rating: C

offers over **£70,000**

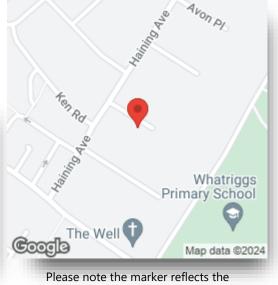
Freshly and thoroughly refurbished this UPPER COTTAGE FLAT is worthy of early attention. Fresh decor, new carpets and doors, white goods, the home is truly in walk-in order and will both appeal and impress especially those buyers actively looking for their first purchase. The property sits at the head of a cul-de-sac and offer s open and elevated views. It is close to local shops and schools with public transport to the town centre. Kilmarnock has a range of shops, retail parks, bars, cafes and restaurants. Kilmarnock train station offers regular commuter links to Glasgow and Edinburgh while its bus station has regular routes to towns and villages throughout Ayrshire as well as to Glasgow. The nearby M77 links the town north to Glasgow and south to Ayr. The property comprises: Reception hallway(three storage cupboards), spacious lounge,fitted modern kitchen(hob, oven and hood, white goods) two double bedrooms and modern bathroom. It has gas central heating and double glazing and own garden area and driveway.. EPC=C





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Please note the marker reflects the postcode not the actual property



Property Ref:

KMK108154 - 0004

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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allen & harris



01563 528304



Kilmarnock@allenandharris.co.uk



64 Bank Street, KILMARNOCK, Ayrshire, KA1 1EA



allenandharris.co.uk