



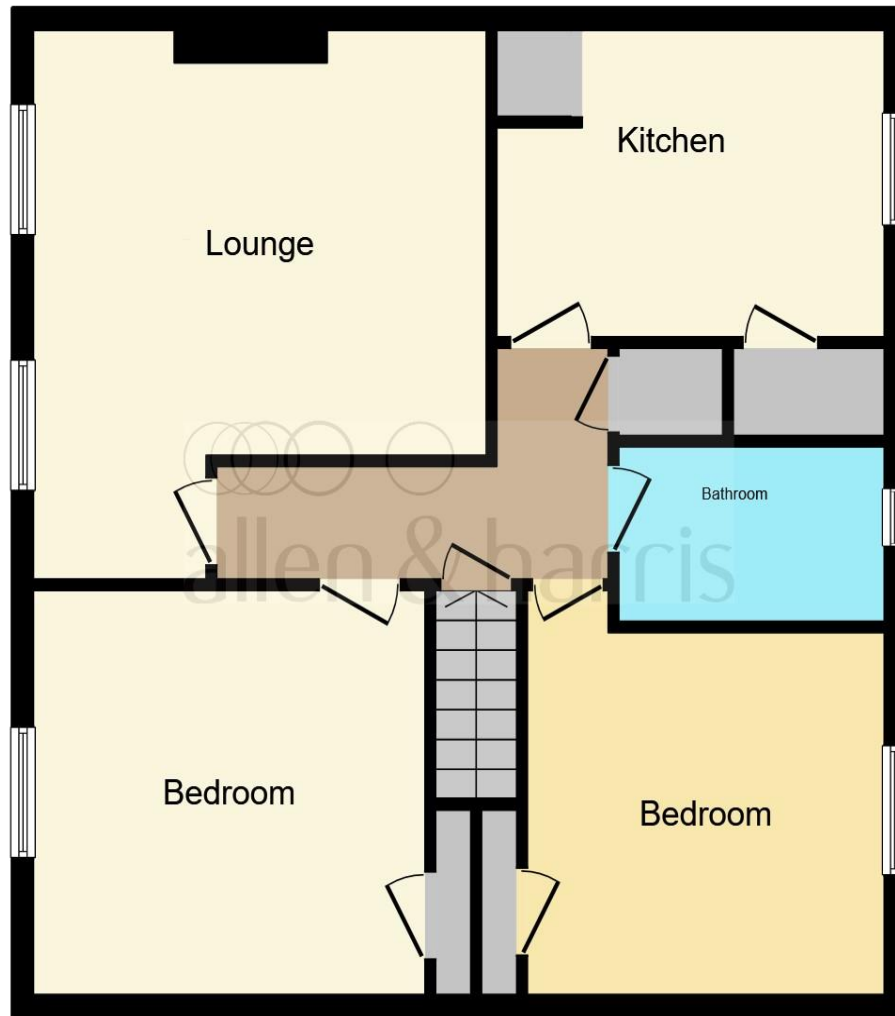
Craufurdland Road, KILMARNOCK KA3 2HT

welcome to

Craufurdland Road, KILMARNOCK

This spacious UPPER COTTAGE FLAT offers an excellent opportunity Close to large shopping store and very well placed for commuting to Glasgow and Ayr. Good sized lounge, modern kitchen ,two double sized bedrooms, modern bathroom(shower), gardens, driveway, gas central heating,double glazing.





Bedroom Two

11' narrowing to x 11' (3.35m narrowing to x 3.35m)

Reception Hallway

12' x 7' narrowing to (3.66m x 2.13m narrowing to)

Lounge

Irregular Shaped Room 16' x 14' (4.88m x 4.27m)

Kitchen

11' x 9' 11" narrowing to (3.35m x 3.02m narrowing to)

Bathroom

Irregular Shaped Room 8' x 4' 7" (2.44m x 1.40m)

Bedroom One

13' 2" narrowing to x 12' 11" (4.01m narrowing to x 3.94m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Craufurdland Road, KILMARNOCK

- Upper Cottage Flat
- Spacious Accommodation
- Two Double Bedrooms
- Driveway
- Excellent Commuter Links

Tenure: Freehold EPC Rating: C

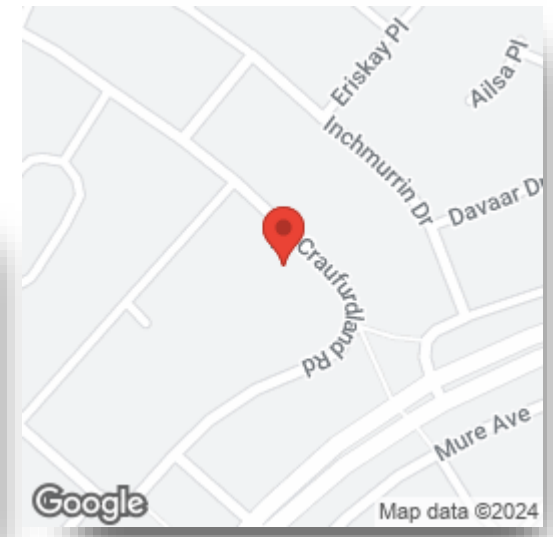
offers over

£60,000

This spacious and well presented UPPER COTTAGE FLAT presents an excellent opportunity particularly for first time buyers. The property is very well placed for a large shopping store and very quick access to the M77 to Glasgow and Edinburgh (northbound) and Ayr (southbound). It is also very handy for the regular bus service to Glasgow.

Kilmarnock has a number of shops, restaurants, cafes and bars as well and popular and renowned public parks and golf courses. The town's bus station links the area by road to many towns, villages and cities and its main line railway station offers excellent commuter links to Glasgow and Edinburgh and the south

The flat is worthy of an early viewing and comprises; Reception hallway, spacious lounge, modern kitchen, two double bedrooms and bathroom. It further benefits from gas central heating and double glazing while the driveway offers off street parking. It has its own gardens to side and rear.



view this property online [allenandharris.co.uk/Property/KMK108158](https://www.allenandharris.co.uk/Property/KMK108158)

Please note the marker reflects the postcode not the actual property



Property Ref:
KMK108158 - 0008

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

 allen & harris



01563 528304



Kilmarnock@allenandharris.co.uk



64 Bank Street, KILMARNOCK, Ayrshire, KA1 1EA



[allenandharris.co.uk](https://www.allenandharris.co.uk)