



Bailliehill Place, KILMARNOCK KA1 2LU

welcome to

Bailliehill Place, KILMARNOCK

This top floor two bedroom flat is in need of some upgrading but offers a really good investment opportunity or first time buy. Well placed for town centre. large supermarket and train station, the home comprises: Reception hall, Lounge, kitchen, two bedrooms bathroom, box room, balcony.gas c/h, d/g





Reception Hallway

12' 9" x 8' 2" narrowing to (3.89m x 2.49m narrowing to)

Lounge

15' 2" x 13' 4" (4.62m x 4.06m)

Kitchen

13' 3" x 12' 2" (4.04m x 3.71m)

Bedroom One

12' 3" x 11' 5" (3.73m x 3.48m)

Bedroom Two

12' 9" x 9' 3" (3.89m x 2.82m)

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

welcome to

Bailliehill Place, KILMARNOCK

- Two Bedroom Flat
- Popular Location
- Close to Town Centre and Amenities
- Starter Buy
- Investment Opportunity

Tenure: Freehold EPC Rating: D

offers over

£48,000

While in need of some upgrading, this spacious top floor two bedroom flat offers a good opportunity either as an investment possibility (the flat has a "track-record" as a rental property) or first time buy. The flat sits within a popular area close to Kilmarnock town centre, train station and large supermarket. Kilmarnock town centre has a range of shops, pubs, bars and cafes with retail parks also within easy reach. Kilmarnock train station offers regular services to and from Glasgow and Edinburgh while the nearby bus station again has regular routes to local towns and villages as well as to Glasgow. The nearby M77 again links the town north to Glasgow and south to Ayr. The home comprises: Reception hallway, Lounge, kitchen, two bedrooms and bathroom. Balcony, box room. gas central heating, double glazing.



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/KMK108220](https://www.allenandharris.co.uk/Property/KMK108220)



Property Ref:
KMK108220 - 0003

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 allen & harris



01563 528304



Kilmarnock@allenandharris.co.uk



64 Bank Street, KILMARNOCK, Ayrshire, KA1
1EA



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