



Flat 1/1 (flat 2) Barbadoes Road, Kilmarnock KA1 1ST

welcome to

Flat 1/1 (flat 2) Barbadoes Road, Kilmarnock

On preferred first floor, this traditional tenement flat offers an ideal opportunity for first time buyers. Close to all amenities and town centre, the home comprises: Hall, Spacious bay windowed lounge, kitchen, utility, double bedroom, and bathroom. Gas central heating. Double Glazed. Garden





Reception Hallway

11' x 4' narrowing to (3.35m x 1.22m
narrowing to)

Lounge

18' narrowing to x 13' 10" (5.49m
narrowing to x 4.22m)

Kitchen

14' 3" x 6' 8" narrowing to (4.34m x
2.03m narrowing to)

Utility

5' 9" narrowing to x 4' 9" (1.75m
narrowing to x 1.45m)

Bedroom

11' 3" narrowing to x 9' 6" (3.43m
narrowing to x 2.90m)

Bathroom

7' 10" narrowing to x 4' (2.39m
narrowing to x 1.22m)

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.

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Flat 1/1 (flat 2) Barbadoes Road, Kilmarnock

- Popular Location
- First Floor Flat
- Traditional Tenement
- Newly installed Double Glazed windows and doors
- Bay Windowed Lounge

Tenure: Freehold EPC Rating: C

offers over

£50,000

Situated close to the town centre and all amenities, this traditional tenement flat on preferred first floor is really ideal in particular for those first time buyers looking for a great start on the property owning ladder. The home has newly installed double glazed windows and doors and gas central heating. Kilmarnock has a range of shops, retail parks, bars, restaurants and cafes with the renowned Galleon sports centre and two golf courses also near at hand. Kilmarnock train station offers regular commuter links to Glasgow, Edinburgh and Carlisle while its bus station has numerous bus routes to many towns and villages in Ayrshire as well as to Glasgow and beyond.

The accommodation comprises: Reception hallway (storage cupboard), bay windowed lounge, galley style kitchen, utility, double sized bedroom with fitted wardrobes, bathroom with thermos shower. Garden area to rear.



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Please note the marker reflects the
postcode not the actual property



Property Ref:
KMK108151 - 0011

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