



11 Caledonia Court, Kilmarnock

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Situation

Caledonia Court is located within close proximity to Kilmarnock town centre.

Kilmarnock town centre, which is only a short walking distance away offers an excellent range of everyday amenities, supermarkets, retail parks, high street shopping, transport links and both primary and secondary schooling are also available nearby.

The property is located only one mile from the M77 motorway providing excellent transport links to Glasgow/ Ayr and beyond.



Description

A two bedroom mid terraced villa, extremely well located for amenities within the surrounding district.

Internally the property provides accommodation formed over two levels, well designed for family living.
The accommodation comprises:

Ground Floor: Entrance hallway. Spacious sitting room. Well appointed kitchen equipped with a full complement of floor and wall mounted cabinets and complementary worktops.

First Floor: Bedroom one with fitted wardrobes. Bedroom two. House family bathroom with shower over bath.

The property is further complemented by gas central heating and double glazing. Enclosed rear garden, providing privacy and shelter. Off street parking is provided to the front of the property.



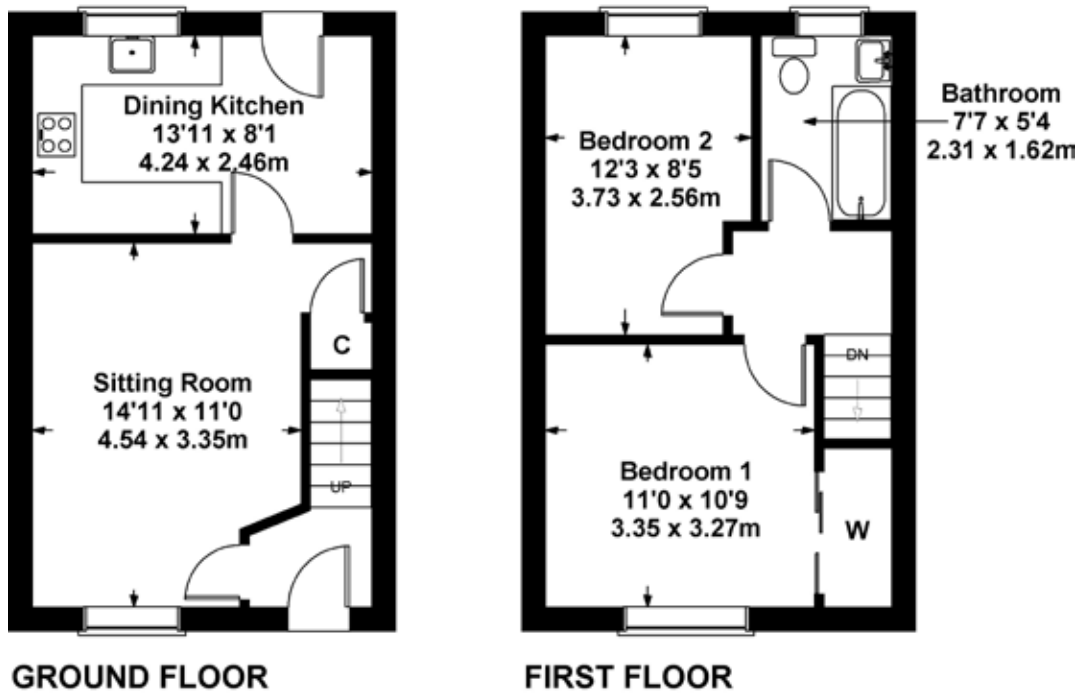


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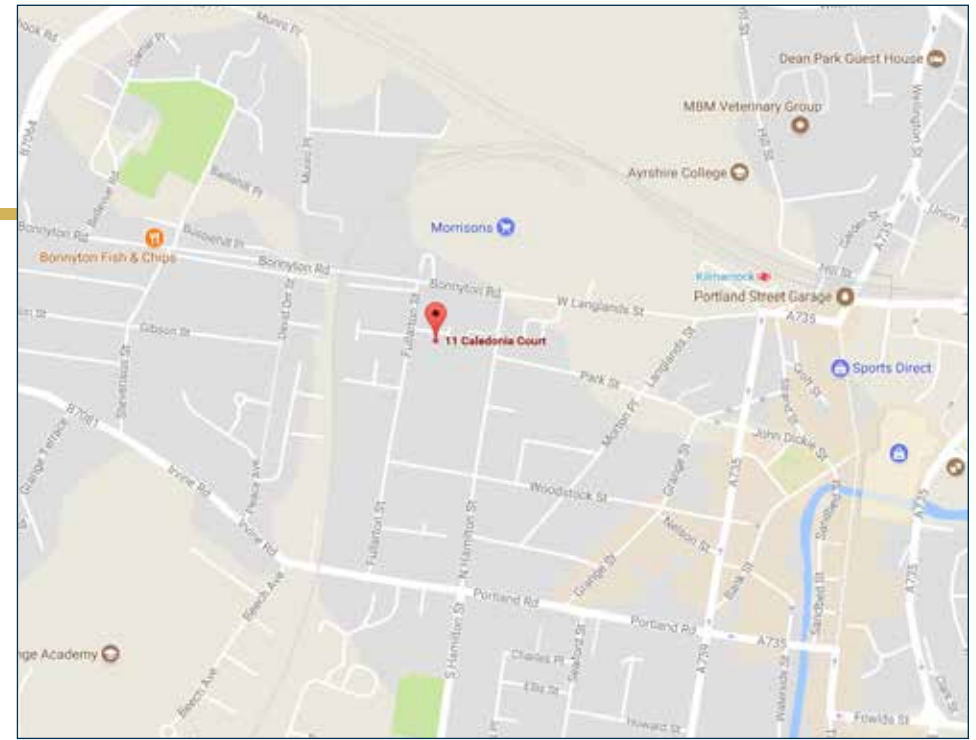
Approximate gross internal area 668 sq ft - 61 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Ayrshire Council
Band C

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

East Ayrshire Council
Council Headquarters
London Road, Kilmarnock
East Ayrshire KA3 7BU
Tel: 01563 576 000

Property Reference 1063

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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