



For Sale:

2 Bedroom  
First Floor Flat

Offers in Excess of £70,000

Flat 1/2, 1  
Barbadoes Road  
Kilmarnock  
KA1 1ST

For more information contact:

01563 550088  
kilmarnock@donaldross.co.uk

[www.donaldross.co.uk](http://www.donaldross.co.uk)



DONALD  
**ROSS**  
RESIDENTIAL



# Flat 1/2, 1 Barbadoes Road, Kilmarnock, KA1 1ST

Donald Ross Residential are proud to offer to the market this well presented traditional sandstone two bedroom first floor flat. Offering spacious bedrooms, bright and airy interiors and a shared rear garden along with double glazing, gas central heating, and close proximity to local amenities, schools, and transport links. Located in a popular residential area just minutes from Kilmarnock town centre and the popular Howard Park, this flat provides an excellent opportunity for those seeking contemporary living in a prime location.

- Traditional First Floor Flat

**Council Tax**  
Band B

- Lounge / Dining Area

**Energy Efficiency Rating**  
Band C

- Kitchen

- Two Bedrooms

## **Viewing**

Is by appointment only which can be arranged by contacting us on:

- Family Bathroom

Tel: 01563 550088

- Shared Rear Garden

Email: [kilmarnock@donaldross.co.uk](mailto:kilmarnock@donaldross.co.uk)

- Gas Central Heating & Double Glazing

Mon to Fri: 9am – 5:30pm

Sat: 10am – 2pm

Sun: 10am – 2pm

- Close Proximity to Howard Park

- Short Walk to Town Centre & Local Amenities

- Popular Residential Area

Offers in Excess of £70,000

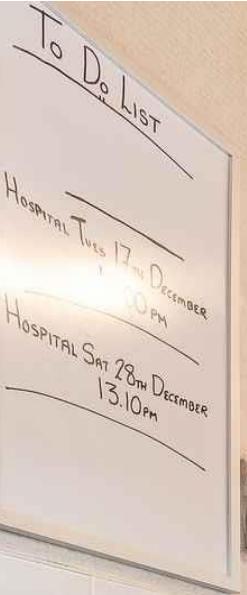


[www.donaldross.co.uk](http://www.donaldross.co.uk) | 01563 550088 | [kilmarnock@donaldross.co.uk](mailto:kilmarnock@donaldross.co.uk)















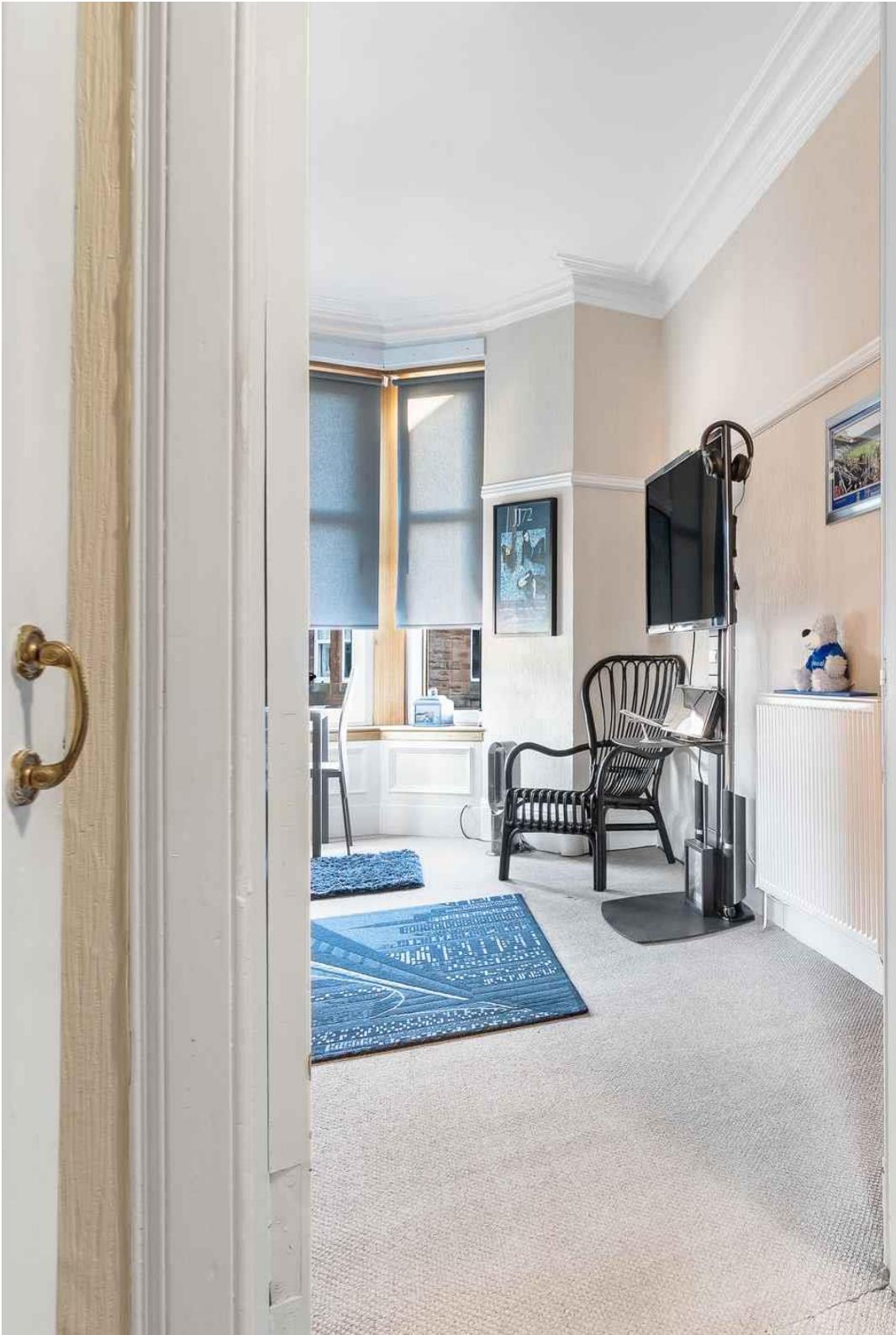
SCOTIA  
AROMATIC

ITFC







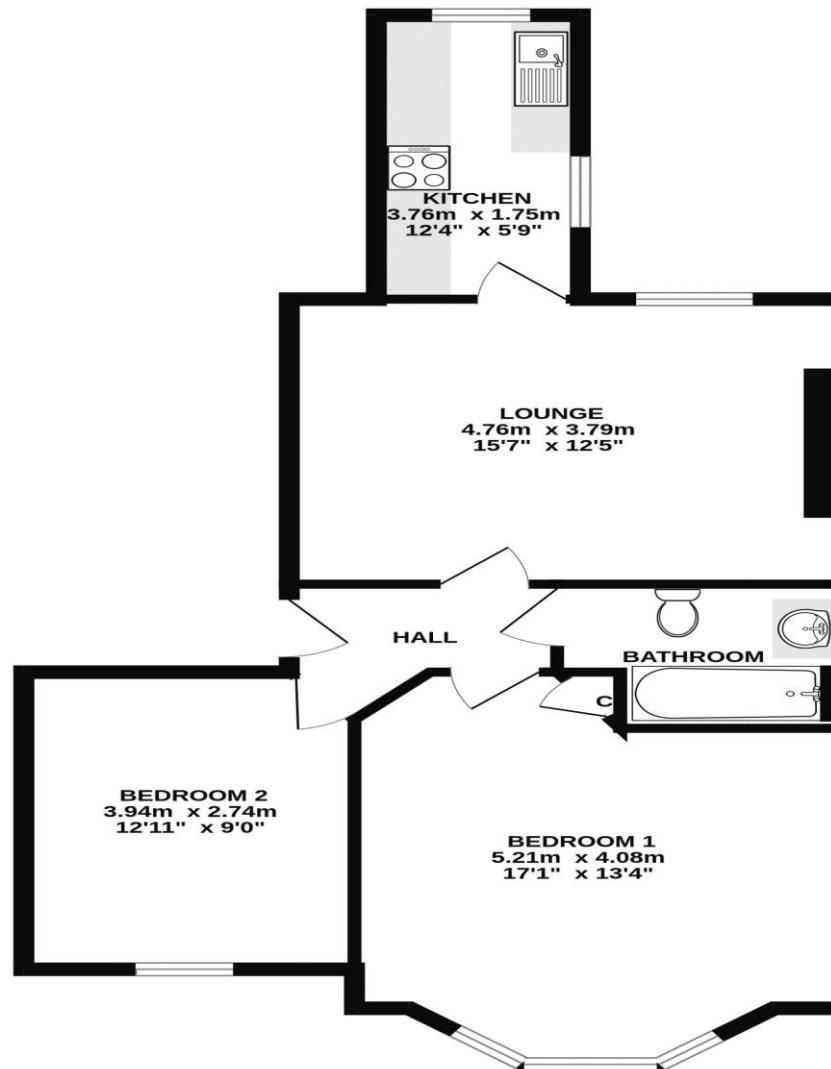






Gross Internal Floor Size 62 m<sup>2</sup>

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Donald Ross Residential, unlike most estate agents who are part of a franchise group or PLC, are privately owned and completely independent. Independence allows us to offer our clients a genuinely personal service geared solely towards the very best advice and assistance when selling your home. Donald Ross Residential was formed in 1985 and is one of Ayrshire's longest established estate agents. With a highly qualified and experienced team, Donald Ross Residential is the Estate Agent of choice when you are considering buying or selling your home. Donald Ross Residential is proud to be members of The Property Ombudsman for Estate Agents.

We have done everything possible to ensure that the details included in this property schedule were correct at the time of going to print. Donald Ross will not be held liable for errors or omissions in this property schedule. We recommend that all home buyers view the home report before committing to purchase a property. ©2009 Donald Ross. All rights reserved.



106 John Finnie Street, Kilmarnock KA1 1BB  
Tel: 01563 550088  
Email: [kilmarnock@donaldross.co.uk](mailto:kilmarnock@donaldross.co.uk)  
[www.donaldross.co.uk](http://www.donaldross.co.uk)

Donald Ross Estate Agents Limited,  
Registered in Scotland No.SC290184  
Directors: Jacqueline Miller, Fraser Stewart.