



2

Bedrooms



1

Bathroom



Location

Ardgour Road is a well-established residential area in the northern part of Kilmarnock. It is well-connected, with easy access to local schools, shops, and public transport links. The area is ideal for commuters, with the nearby A77/M77 offering direct routes to Glasgow and beyond. This family-friendly location is perfect for those seeking a peaceful neighbourhood within reach of all essential amenities.

Property Matters Online are delighted to present to the market this generously proportioned two-bedroom upper flat, ideally positioned within a popular residential locale close to Kilmarnock town centre and a host of local amenities. With the added benefit of off-street parking, this property offers fantastic potential for first-time buyers, investors, or those looking to put their own stamp on a home.

“The Home Report valuation on this property is 25,000.00. Details of the Home Report can be accessed at:

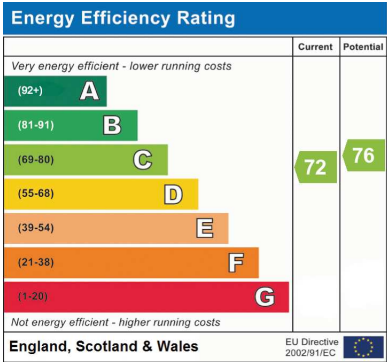
<http://www.packdetails.com/notify.htm?sr=hp39/HR/054143c=KA3 2AB>

Viewings : by appointment only contact agent.

NB***This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.***

PARTICULARS Property Matters Ltd for themselves and for the sellers of this property whose agents they are, give notice that the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and that no person in the employment of Property Matters Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Intending purchasers must satisfy themselves, by inspection or otherwise, on all matters.

OFFERS: - Offers must be submitted in Scottish legal form to the sole selling agents. Formal note of interest should be registered prior to offering. A closing date will only be notified to parties who have registered interest through their solicitors. The seller reserves the right to accept any offer at any time



Address: Ardgour Road, Kilmarnock, KA3

