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JAS CAMPBELL & CO LTD
—ws—
solicitors notaries estate agents



First Floor Quarter Villa/Flat
59 Blair Avenue, Hurlford, Kilmarnock, KA1 5AZ
Fixed Price £49,999



rightmove

nTheMarket

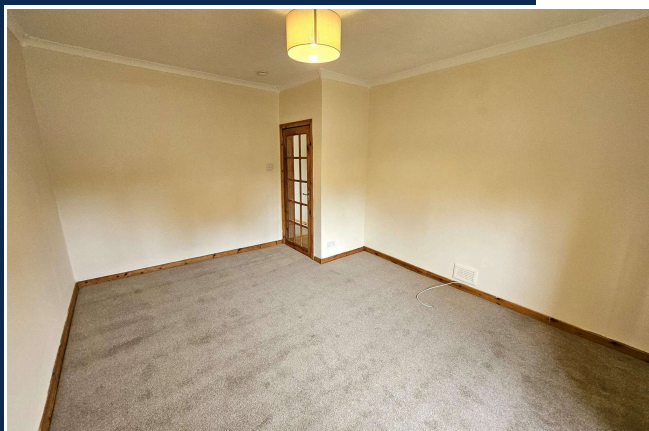
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Estate Agency Hub are delighted to be marketing this first floor quarter villa which has been freshly decorated with new carpets fitted throughout. This property offers two double bedrooms together with private front and rear gardens and would be a suitable purchase for either a first time buyer or as a buy to let.

The flat is conveniently positioned just off the main bus route connecting Hurlford and Kilmarnock and easily placed for all amenities including shops, a supermarket, restaurants, a pub, a Primary School and various transportation links.

Accommodation Comprises: Small Entrance Vestibule entered via the side of the building with a staircase leading to the upper level - Reception Hallway with a window to the side together with a storage cupboard - Lounge with a window to the front of the property - Bedroom One is rear facing - Bedroom Two is also rear facing and has a storage cupboard - Shower Room which is side facing and houses a two piece bathroom suite together with a shower cubicle - Front facing Kitchen comprising of a range of wall and floor mounted units.

Viewing Highly Recommended.

MEASUREMENTS

Entrance Vestibule	0.87 m x 0.85 m / 2'10" x 2'9"
Reception Hallway	3.58 m x 2.28 m / 11'9" x 7'6"
Lounge	4.43 m x 3.40 m / 14'6" x 11'2"
Bedroom 1	3.94 m x 3.45 m / 12'11" x 11'4"
Bedroom 2	3.93 m x 2.62 m / 12'11" x 8'7"
Shower Room	1.88 m x 1.32 m / 6'2" x 4'4"
Kitchen	3.98 m x 2.17 m / 13'1" x 7'1"

FEATURES

First Floor Quarter Villa
 Two Bedrooms
 Private front & rear gardens
 Gas Central Heating
 Double Glazing
 Suitable purchase for either a first time buyer or as a but to let
 Close to local amenities & transport

EPC RATING - C

COUNCIL TAX BAND - A



Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrossan KA22 8DQ.

Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



SOLICITORS
AND INDEPENDENT
FINANCIAL ADVICE

Ref:
E484941

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