



Milton View, Gatehead Kilmarnock KA2 0AY

welcome to

Milton View, Gatehead Kilmarnock

Nestled within the charming village of Gatehead lies a seldom found lower cottage flat. This remarkable residence presents an exciting opportunity, albeit in need of a touch of cosmetic rejuvenation. Boasting a spacious lounge, 2 double bedrooms, kitchen, shower room, a private driveway and garden.





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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Lower Cottage Flat
- Driveway

Tenure: Freehold EPC Rating: D

guide price

£50,000

As you step into the accommodation, you are warmly welcomed by a hallway that boasts a convenient built-in cupboard, offering ample storage space. The spacious lounge is filled with natural light pouring in from the front-facing window, illuminating the room's carpeted flooring and vibrant decor. In the kitchen, you will find a range of base and wall mounted units, complemented by contrasting work surfaces, splash back tiling, and a designated area for freestanding appliances. Both bedrooms are generously sized and adorned with cheerful decor, while the first bedroom also grants access to a private rear garden. Completing the accommodation is a wet room, featuring a WC, wash hand basin, and shower.

Outside, the property boasts a driveway at the front and a secluded enclosed garden at the rear.

Situated in the charming rural village of Gatehead, this property is surrounded by picturesque countryside scenery, while also benefiting from its proximity to the bustling town of Kilmarnock. Here, you can enjoy a wide array of amenities, including numerous supermarkets, retail shops, transportation options, and recreational facilities. For those who commute, the nearby M77 provides convenient access to major commercial centres throughout the central belt of Scotland. Additionally, public transport links via bus and rail networks connect you to both Glasgow City Centre and Prestwick International Airport.



Please note the marker reflects the postcode not the actual property

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Property Ref:
KMK108022 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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