



**Warwickhill Road, KILMARNOCK KA1 2LT**

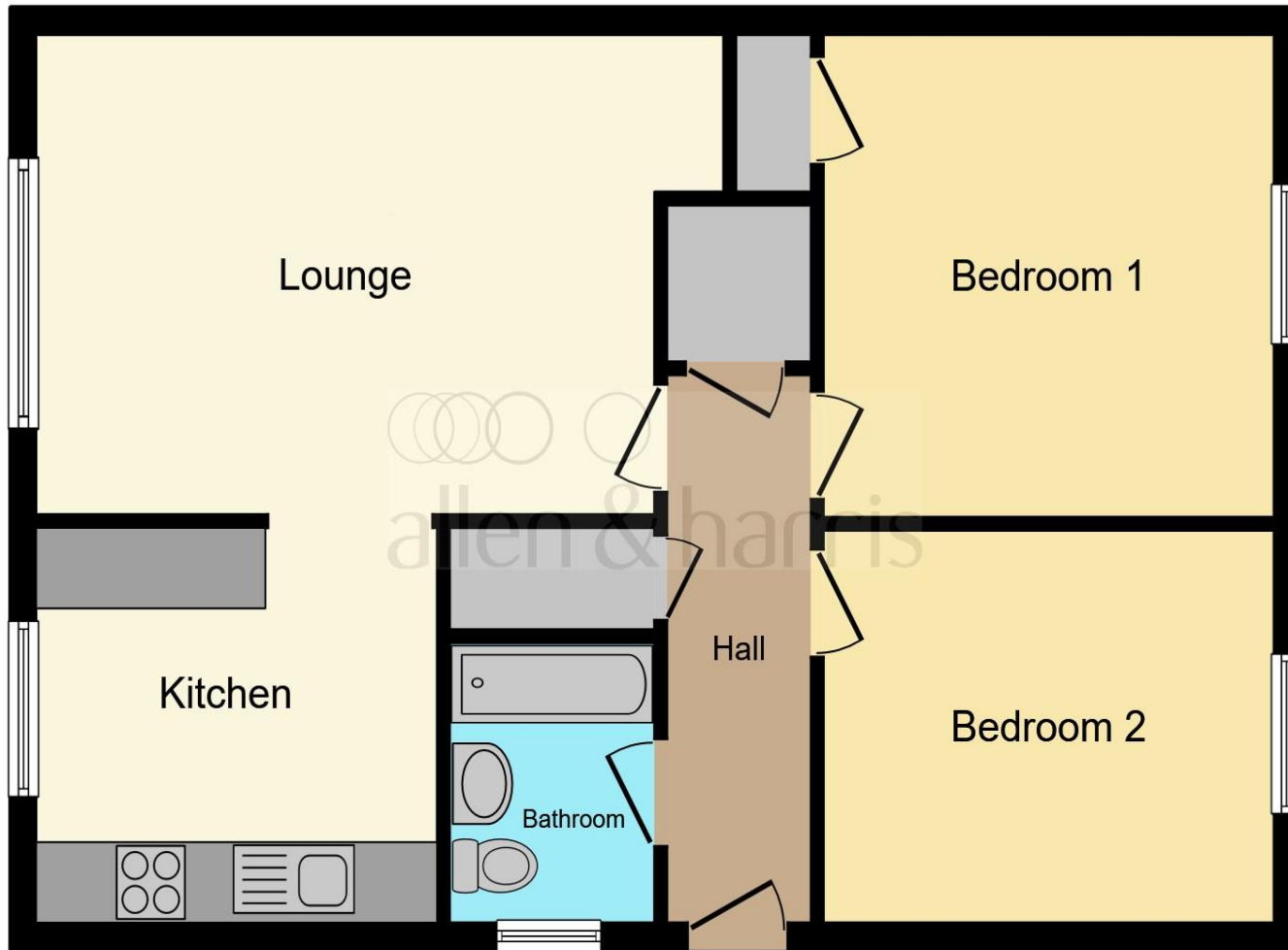


**welcome to**

**Warwickhill Road, KILMARNOCK**

Very well presented first floor flat will appeal to many sectors of the market. Comprises; fitted kitchen, two double bedrooms, spacious lounge, bathroom, gas central heating, d/glazing, sec entry, well placed for town centre.





**Lounge**

16' 3" x 11' 8" ( 4.95m x 3.56m )

**Kitchen**

10' 2" x 9' 6" Maximum ( 3.10m x 2.90m Maximum )

**Bedroom 1**

12' 6" x 11' 8" ( 3.81m x 3.56m )

**Bedroom 2**

12' 6" x 9' 7" ( 3.81m x 2.92m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Warwickhill Road, KILMARNOCK

- First Floor Flat
- Two Double Bedrooms
- Modern Fitted Kitchen
- Walk-In-Condition
- On Street Parking

Tenure: Freehold EPC Rating: C

offers over

**£65,000**

Spacious and modern first floor flat which is very worthy of an early viewing. Well placed for the town centre and local shops, the flat will appeal to first time buyers and clients looking to downsize to a property on the level. Kilmarnock town centre is not far from the flat and has a range of shops, bars, cafes and restaurants. Kilmarnock train station provides regular services to Glasgow and Edinburgh while the bus station has routes to surrounding villages and towns as well as Glasgow and Edinburgh. There is also easy access to the M77 which links the town to Glasgow(north) and Ayr (south). The flat is entered via security entry and comprises: Reception hallway(two storage cupboards), spacious lounge, fully fitted kitchen, two double bedrooms and an attractive bathroom. Gas central heating, double glazing, communal gardens.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KMK107924 - 0002

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