





welcome to

New Street, Kilmarnock

This bright and extremely spacious upper flat is perfectly situated for families looking for convenience and modern living. With excellent transport links and a range of amenities nearby, this home provides an ample living space and provides an excellent starter home.















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

Lounge

18' 2" into window x 12' 7" (5.54m into window x 3.84m)

Kitchen

10' 2" into window x 9' 10" (3.10m into window x 3.00m)

Bedroom One

12' 3" into window x 10' 8" (3.73 m into window x 3.25 m)

Bedroom Two

14' 3" into window x 12' $\,$ (4.34m into window x 3.66m $\,$)

Bedroom Three

13' 7" into window x 10' 1" (4.14m into window x 3.07m)

Bathroom

6' 10" into window x 5' 1" (2.08m into window x 1.55m)

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- 3 Double Bedrooms
- Spacious Apartment
- Close To Amenities
- Secure Door Entry
- Ample Storage

Tenure: Freehold EPC Rating: C

offers over

£55,000

This bright and extremely spacious upper flat is perfectly situated for families looking for convenience and modern living. With excellent transport links and a range of amenities nearby, this home provides an ample living space and provides an excellent starter home.

Comprising of a good sized lounge with balcony off, modern kitchen, three double bedrooms and bathroom. Further benefits include gas central heating, double glazing and a loft.

Located on New Street, residents can enjoy easy access to a range of amenities, including shops, supermarkets, and schooling. The excellent road and transport links also provide easy access throughout Kilmarnock, Ayrshire, Glasgow, and the central belt.







Grasshoppers Children's Nursery Mhatriggs Rd

Map data ©2024

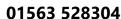
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Property Ref: KMK108411 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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