



4D Morton Place, Kilmarnock
Fixed Price £42,500

Ideal opportunity for the first time buyer or buy to let investor to purchase this spacious ONE BEDROOM FLAT within a converted building situated adjacent to Kilmarnock town centre, Kilmarnock railway station and with easy access to all local amenities.

This spacious home provides accommodation of the reception hall which gives direct access to the spacious lounge and shower room, the large lounge area is open plan to the kitchen and provides access to the large double bedroom which provides excellent storage. The kitchen which provides an extensive range of units with a complimentary work surface area has windows to the side.

The property benefits from electric heating, double glazing throughout, an excellent level of storage and security entry.

Located just a short distance from Kilmarnock town centre, this property is ideally placed to benefit from the excellent amenities close by to include a wide range of shops within walking distance with extensive shopping facilities including many High Street names found within the centre of Kilmarnock. Public transport services locally include regular bus services from the nearby bus station with frequent rail travel available from Kilmarnock town centre. For the commuter, there is excellent access to the nearby A77/M77 motorway.

This truly is an excellent investment opportunity at an attractive price, as such the agents would strongly recommend early viewing.

DIMENSIONS

Lounge	15'5" x 11'3"
Kitchen	10'8" x 5'6"
Bedroom 1	12'0" x 10'5"
Shower room	6'0" x 3'10"

COUNCIL TAX

Band A

ENERGY RATING

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FEATURES

Excellent location close to town centre
Spacious double bedroom
Double glazing
Viewing recommended

INCLUSIONS

Fitted floor coverings, light fittings, kitchen and shower room fixtures and fittings and any other negotiable items.

TRAVEL DIRECTIONS

Travelling from our offices in Kilmarnock, continue towards Woodstock Street, continue turning right into Lindsay Street, Morton Place is a continuation of Lindsay Street with the subjects sitting on the right hand side.

VIEWING

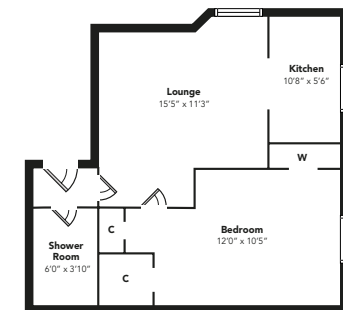
Strictly by appointment through Barnetts on 01563 522137

ENTRY DATE

By arrangement

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale
Produced by Plushplans



7-9 Grange Place, Kilmarnock KA1 2BH

T. 01563 522 137

F. 01563 571 382

Email. property@barnettslaw.co.uk

Website: www.barnettslaw.co.uk