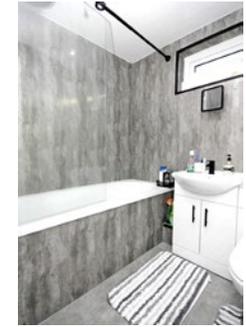




4G Bellsland Place, KILMARNOCK KA1 3HJ
Offers over £59,000



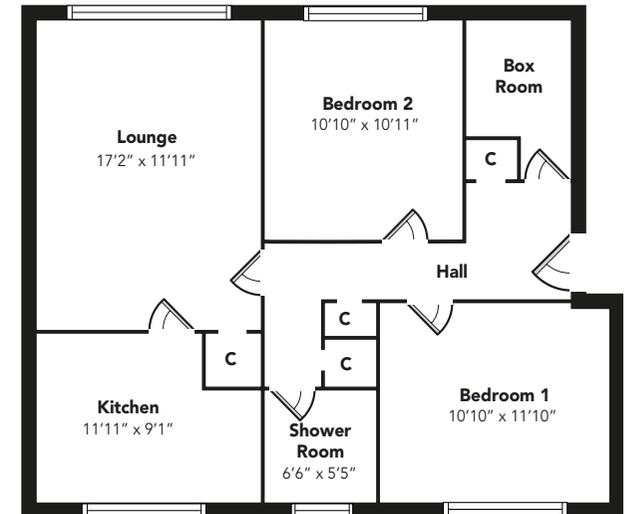


Excellent opportunity to purchase this well presented SECOND FLOOR FLAT situated within a quiet residential area close to Old Mill Road and with easy access to the nearby A77.

Presented in excellent condition throughout the property provides accommodation of large welcoming reception hall providing access to all apartments. The spacious lounge provides access to the large modern kitchen with an extensive range of floor standing units, with inset gas hob electric oven, plumbing for washing machine and space for tumble dryer. There are two spacious double bedrooms one to the front the other to the rear, the modern bathroom features a three piece suite with a shower over the bath. A notable feature of this property is the box room offering fantastic storage space, which could be used as a small office.

The property benefits from a modern gas fired central heating system, security controlled entry and double glazing throughout.

Located just off Old Mill Road just a short distance from Kilmarnock town centre, The property is ideally placed to benefit from the many amenities found locally. These include nearby shops catering for all day to day requirements with more extensive shopping available in the nearby Retail Park. Shops within the Retail Park include B & Q and Asda as well as a large Odeon Cinema. For the motorist there is easy access to the A77/M77 and public transport locally includes both bus and rail transport from Kilmarnock Town Centre.



Floorplans are indicative only - not to scale
Produced by Plushplans

DIMENSIONS

| | |
|-------------|-----------------|
| Lounge | 17'2" x 11'11" |
| Kitchen | 11'11" x 9'1" |
| Bedroom one | 10'10" x 11'10" |
| Bedroom two | 10'10" x 10'11" |
| Shower room | 6'6" x 5'5" |

INCLUSIONS

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

COUNCIL TAX

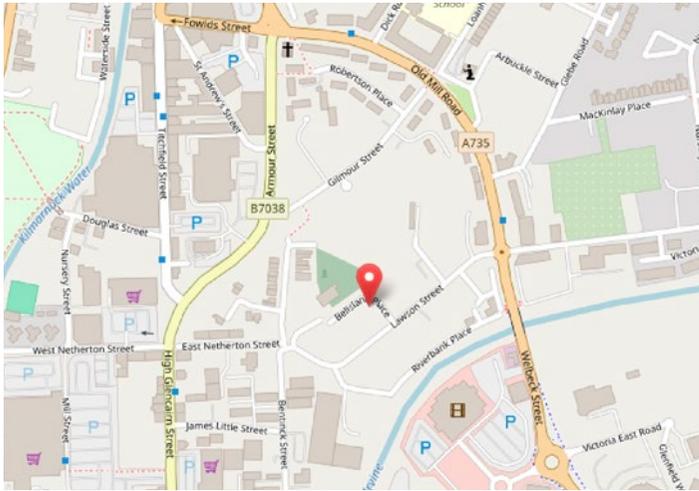
Band A

ENERGY RATING

C

FEATURES

- Excellent quiet location
- Two large double bedrooms
- Box room
- Modern kitchen and bath room
- Gas central heating
- Viewing recommended



TRAVEL DIRECTIONS

Travelling from Kilmarnock one way system on Old Mill Road turn left at traffic light junction onto Lawson Street, then 2nd right into Bellsland Place, the property sits on the right hand side.

VIEWING

Strictly by appointment through Barnetts

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.



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