



3E Bailiehill Place, Kilmarnock KA1 2LU
Offers Over £60,000

Fabulous opportunity for the first time buyer to purchase this beautifully presented TWO BEDROOM first floor flat enjoying an excellent location within the highly regarded and much sought after Bonnyton area of Kilmarnock.

This property offers spacious accommodation of reception hall, large lounge with windows to the front, to the rear of the lounge and accessed from the hallway is the breakfasting kitchen with an extensive range of floor standing and wall mounted units, integrated electric oven, ceramic hob and fridge freezer. Two spacious bedrooms the larger to the front has access to a large box room as well as a small balcony to the front, and a large bathroom with a three piece suite is accessed from the hallway.

The property benefits from gas central heating with a combination boiler, double glazing and an excellent level of storage throughout. Communal drying area to the rear with residents parking to the front.

Found within one of Kilmarnock's sought after quiet residential areas and within walking distance of the town centre. This property is well placed to benefit from the excellent amenities which Kilmarnock offers, including many retail outlets and a wide selection of bars, supermarkets, restaurants and cafes. Public transport facilities within the area include regular bus services on nearby Irvine Road with frequent rail travel available from nearby Kilmarnock Railway Station. For the motorist there are road links close by providing easy access to the nearby A77/M77 motorway. Schooling is also available locally both at primary and secondary levels.



DIMENSIONS

Lounge	14'7" x 12'3"
Kitchen	9'5" x 12'3"
Bedroom 1	12'3" x 11'5"
Bedroom 2	12'4" x 9'3"
Bathroom	8'0" x 5'6"
Box room	7'4" x 6'5"

COUNCIL TAX

Band A

ENERGY RATING

C

FEATURES

Popular location
Excellent first time buy
Gas central heating
Double glazing

Viewing recommended

INCLUSIONS

Fitted floor coverings, light fittings, kitchen and bathroom fixtures and fittings.

TRAVEL DIRECTIONS

Travelling from Kilmarnock town centre on Bonnyton Road, continue passing under the bridge taking the first right into Warwickhill Road then left into Bailliehill Place the property sits on the left hand side.

VIEWING

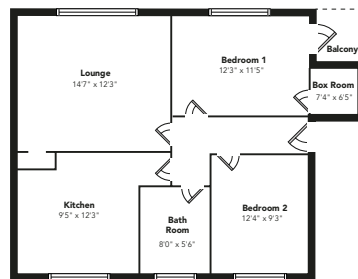
Strictly by appointment through Barnetts on 01563 522 137.

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



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