



Flat 51D, Gibson Street, Kilmarnock KA1 2PL
Offers Over £65,000

Super opportunity to purchase this FIRST FLOOR FLAT within one of Kilmarnock's most sought after residential areas and within walking distance of the town centre. There are shops nearby catering for all day-to-day requirements with more extensive shopping available within Kilmarnock. These include a wide selection of retail outlets, bars and restaurants and cafes. Supermarket shopping found nearby with a large Morrisons Superstore. Public transport facilities include regular bus services on nearby Bonnyton Road with frequent rail travel from Kilmarnock Railway Station, again within walking distance of the property. In addition there are excellent road links providing access to the M77 Motorway.

Presented in walk-in condition this beautiful and spacious larger one bedroom first floor flat features a large welcoming hallway giving access to all rooms to include bright front facing lounge, fully fitted modern kitchen with an extensive range of both floor standing and wall mounted units, range cooker, space for a washing machine and dishwasher, large double bedroom with built-in wardrobes and a large walk-in cupboard and modern shower room with large shower cubicle. The property benefits from gas central heating and double glazing. Additional large storage cupboard situated in close. Very well maintained communal gardens to the rear. This property would appeal to a first time buyer or investor alike.

Early internal viewing is essential to fully appreciate this lovely starter home.

DIMENSIONS

Lounge	12'8" x 16'2"
Kitchen	14'4" x 11'2"
Shower room	7'9" x 6'4"
Bedroom	13'8" x 12'2"

COUNCIL TAX

Band A

ENERGY RATING

C

FEATURES

Walk-in condition
Traditional red sandstone flat
Ideal First Time Buy
Spacious bright rooms
Well maintained communal gardens
Close to all amenities
Gas central heating

Double glazing

INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

TRAVEL DIRECTIONS

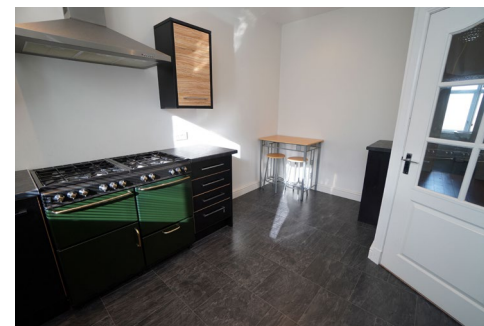
Travelling from Kilmarnock town centre on Bonnyton Road, continue passing under the bridge after Morrisons taking the next left into Stevenson Street, then second right into Gibson Street. The property sits on the right hand side.

VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

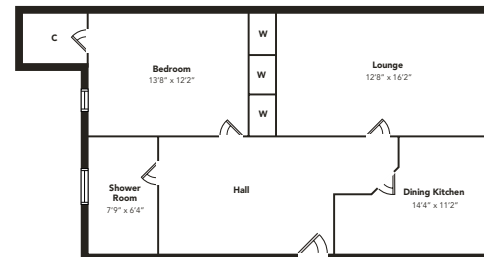
ENTRY DATE

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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