



BestMove is delighted to bring to the market this UPPER QUARTER VILLA providing good accommodation ideal for first time buyers. Secured entry and communal rear gardens. Gas central heating and double glazing throughout.

**FLAT 1/2, 7 BARBADOES ROAD, KILMARNOCK KA1 1ST**

**Offers in Excess of: £55,000**

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BestMove is delighted to bring to the market this UPPER QUARTER VILLA providing good accommodation ideal for first time buyers. Secured entry and communal rear gardens. Gas central heating and double glazing throughout.

Entrance porch leading to welcoming hallway which gives access to all accommodation. Great-sized lounge to the front of the property with large Bay Windows providing a bright living space. The kitchen is accessed from the lounge and consists of a variety of wall and floor units providing ample work and storage space.

The property consists of one bedroom and a box room. The bedroom is a good-sized double room which hosts built-in mirror wardrobes and storage cupboards. The box room could be utilized as a child's nursery or an office.

Bathroom hosting w.c., wash hand basin, and bath tub with shower over.

There is a shared cellar located on the close stairwell and communal loft access is given in the landing.

The property is centrally located close to all amenities with Kilmarnock Town Centre a 2 minute drive away.

### ACCOMMODATION

Lounge - 4.09m(13'4")x5.34m(17'5")approx.

Kitchen - 4.11m(13'4")x1.22m(4'0")approx.

Bedroom one - 3.93m(12'8")x2.69m(8'8")approx.

Box room - 1.83m(6'0")x2.83m(9'2")approx.

Bathroom - 1.26m(4'1")x2.27m(7'4")approx.

### VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

### ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.