





MQ Estate Agents are delighted to present to the market this seldom available, spacious and ideally located, first floor flat in Riccarton, Kilmarnock. The property comprises of a lounge, kitchen, double bedroom, bathroom and communal garden space. The property further benefits from gas central heating, double glazing and plenty of on street parking. The property has a unique position with an open outlook to the front and rear of the property. To the front there is a beautiful open green space and to the rear is the local bowling club. This property would be suitable for a variety of purchasers including those looking for their first property or the discerning buy to let investor.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

LOUNGE

15' 2" x 12' 2" (4.626m x 3.721m) The lounge overlooks the rear of the rear of the property. There is open access to the kitchen.

KITCHEN

7' 9" x 6' 4" (2.385m x 1.945m) The kitchen comprises of a variety of wall and floor mounted units. There is space for a freestanding fridge/freezer, washing machine and oven.

BEDROOM

13' 6" x 13' 1" (4.119m x 3.990m) A spacious double bedroom overlooking the front of the property. Superb views over the local greenspace.



BATHROOM

7' 8" x 6' 11" (2.362m x 2.109m) The modern bathroom comprises of a white, three piece suite of bath with overhead shower, low flush WC and wash hand basin.

GARDENS

The communal garden space is a mixture of lawn and paving. Ideal for enjoying in the warmer months.

LOCATION

The property is ideally located out-with the main centre of the town but remains within walking distance to local amenities and public transport. Local shops provide the necessary day to day requirements and Kilmarnock also offers a good range of high street shops, supermarkets, including retail parks, cinema and leisure centre and all professional facilities.

The property is situated a short distance from the A77, M77 motorway link and all main arterial routes. This provides easy access for the commuter with links accessing in a Southerly direction towards Ayr and Girvan and the Ayrshire coast and in a Northerly direction toward Glasgow

VIEWINGS

Viewing is by appointment only. Early internal viewing is recommended to appreciate all this fantastic apartment has to offer.

MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.



