



28C Fullarton Street, Kilmarnock, KA1 2QT
Offers Over £65,000

Ideal opportunity to buy this spacious traditional FIRST FLOOR FLAT enjoying a superb location just a short distance from Kilmarnock town centre.

This bright and spacious flat has accommodation comprising reception hall, spacious lounge overlooking the communal gardens to the rear and providing access to the kitchen which offers a selection of floor standing and wall mounted units, also overlooking rear gardens. There are two well-proportioned double bedrooms to the front of the property and a good sized modern bathroom comprising a three piece suite.

The property has features including gas central heating with a combination boiler, good storage, large communal gardens to the rear and double glazing.

This traditional flat enjoys an excellent location just a short distance from Kilmarnock town centre. There are a selection of nearby shops within walking distance catering for all day to day requirements and a large Morrison's supermarket. More extensive shopping facilities can be found within Kilmarnock town centre which features many high street names. Public transport services locally include regular bus services on nearby Irvine Road with frequent rail travel from Kilmarnock railway station found within close proximity. Kilmarnock town centre also offers an excellent choice of bars, restaurants and cafes.

DIMENSIONS

Lounge	17'0" x 12'7"
Kitchen	6'5" x 6'4"
Bedroom 1	14'3" x 13'7"
Bedroom 2	14'0" x 9'7"
Bathroom	8'7" x 6'4"

COUNCIL TAX

Band B

ENERGY RATING

C

FEATURES

Excellent location
Traditional features
Good public transport services
Spacious lounge

Two double bedrooms

Modern bathroom

Gas central heating

Double glazing

INCLUSIONS

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

TRAVEL DIRECTIONS

Travelling from our offices on Grange Place, travel away from John Finnie Street, cross Grange Street onto Woodstock Street. Continue onto Woodstock Street crossing North Hamilton Street and again continue on Woodstock Street to T junction turning right into Fullarton Street.



The property is situated just a short distance along 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.



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