



**D/L 40 Glebe Road, Kilmarnock KA1 3DL**  
**Offers Over £40,000**

Super opportunity to purchase this traditional GROUND FLOOR FLAT situated within a quiet residential area close to Old Mill Road, adjacent to Kilmarnock town centre and with easy access to the nearby A77.

This ground floor flat, which requires upgrading and modernisation throughout, provides accommodation comprising a communal reception hall, private entrance hallway, and a spacious lounge to the rear. From the lounge, there is direct access to the galley kitchen. At the front of the property, there is a double bedroom and two additional rooms formed from the original larger double bedroom and internal bathroom. Off-street parking to the front and communal garden to the rear.

Located just off Old Mill Road the property is ideally placed to benefit from the many amenities found locally. These include nearby shops catering for all day to day requirements with more extensive shopping available in the nearby Retail Park. Shops within the Retail Park include B&Q, Next, Asda, restaurants, as well as a large Odeon Cinema. For the motorist there is easy access to the A77/M77 and public transport locally includes regular bus services on Welbeck Street and frequent rail travel from Kilmarnock Town Centre.



#### DIMENSIONS

Lounge	14'10" x 12'8"
Kitchen	9'11" x 6'1"
Bedroom 1	12'1" x 6'6"
Bedroom 2	10'7" x 6'8"
Box Room	6'9" x 6'2"
Bathroom	6'0" x 8'0"

New door entry system  
Two bedrooms  
Off street parking  
Viewing recommended

#### INCLUSIONS

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

#### COUNCIL TAX

Band A

#### ENERGY RATING

G

#### FEATURES

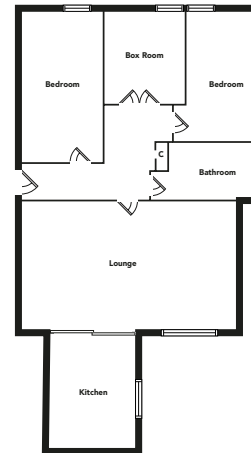
Excellent location

#### VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

#### ENTRY DATE

By arrangement



Floorplans are indicative only - not to scale  
Produced by Pitkinplans.co.uk



#### 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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