



**59 Pentland Road, Kilmarnock KA1 3RU**  
**Offers Over £99,000**

Ideal opportunity to purchase this attractively priced MID TERRACED VILLA requiring a degree of modernisation and enjoying a good location within the popular Bellfield area of Kilmarnock.

The property is ideally placed to benefit from the various amenities found within the area including a selection of shops catering for all day to day requirements with more extensive shopping (including many High Street names) as well as several supermarkets found within Kilmarnock Town Centre. Public transport facilities include regular bus services connecting to Kilmarnock Town Centre and all areas beyond with Kilmarnock itself providing frequent rail travel available from Kilmarnock Railway Station. There are good road links providing with easy access to the A77/M77 Motorway. Schooling is also available locally at both primary and secondary levels.

This family home is in need of general modernisation has accommodation over two levels. The ground floor with reception hall, which provides access to the lounge, kitchen and stairs leading to the upper landing. The kitchen has a range of floor standing and wall mounted units offers access to the fully enclosed rear gardens. On the upper floor, there are three good sized bedrooms and a family shower room.

Features of the property includes gas central heating by way of a combination boiler. Externally the property has well maintained private gardens to front and enclosed to the rear.



#### DIMENSIONS

Lounge	18'10" x 11'10"
Shower room	5'8" x 5'7"
Kitchen	12'2" x 8'10"
Bedroom one	15'0" x 9'5"
Bedroom two	12'0" x 9'1"
Bedroom three	12'0" x 6'10"

#### INCLUSIONS

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

#### TRAVEL DIRECTIONS

Travelling on Hurlford Road from Riccarton Roundabout continue taking second turning on the right into New Street, right again into Witchknowe Road, continuing on Witchknowe Road into Treeswoodhead Road, continue turning left into Pentland Road, the property sits on the left hand side.

#### COUNCIL TAX

Band B

#### ENERGY RATING

D

#### FEATURES

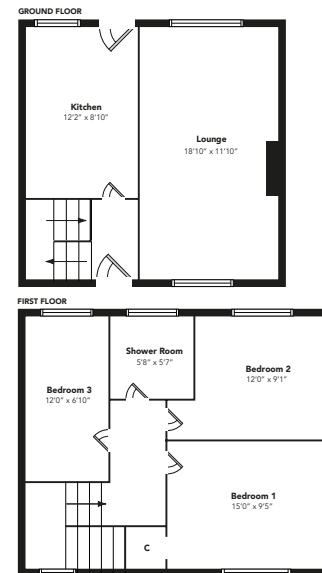
Sought after location  
Modernisation required  
Three bedrooms  
Gas central heating  
Good gardens  
Viewing recommended

#### VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

#### ENTRY DATE

By arrangement



Floorplans are indicative only - not to scale  
Produced by Flustplans



#### 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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