



19 Welbeck Street, Kilmarnock KA1 3JN
Offers Over £70,000

Fabulous opportunity for the first time buyer or downsizer to purchase this “move-in” condition and spacious MAIN DOOR FLAT enjoying an excellent location a short distance from Kilmarnock Town Centre.

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 both bus and rail transport from Kilmarnock Town Centre.

This beautifully presented Main Door Flat offers accommodation comprising L shaped reception hall, bright spacious lounge with feature window formation, large double bedroom with floor to ceiling sliding wardrobes, a shower room and a well proportioned kitchen including wall mounted and floor standing units, cooker, washing machine and fridge freezer. The kitchen also provides access to the communal gardens to the rear.

Features of this property include new boiler and full triple glazing in 2024, new security alarm 2026, communal gardens to rear, ample residents’ parking to front as well as a good level of storage within.

The agents have no hesitation in strongly recommending early internal viewing.

DIMENSIONS

Lounge	14'1" x 11'4"
Kitchen	9'6" x 7'7"
Bedroom	14'1" x 11'5"
Shower room	6'9" x 6'11"

COUNCIL TAX

Band B

ENERGY RATING

C

FEATURES

- Ground floor flat
- Move-in condition
- Spacious lounge
- Easy access to A77/M77
- Residents’ parking
- Modern kitchen
- Modern shower room

- Triple glazing
- Gas central heating

TRAVEL DIRECTIONS

Travelling through Kilmarnock Town Centre on the one-way system, continue onto Sturrock Street towards the traffic lights with The Designer Rooms to right. Turning left onto the A735 Old Mill Road, continue to traffic light junction turning right into Lawson Street. First left into Waukmill Place, left at T junction then left again. The property is located at the end.

VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

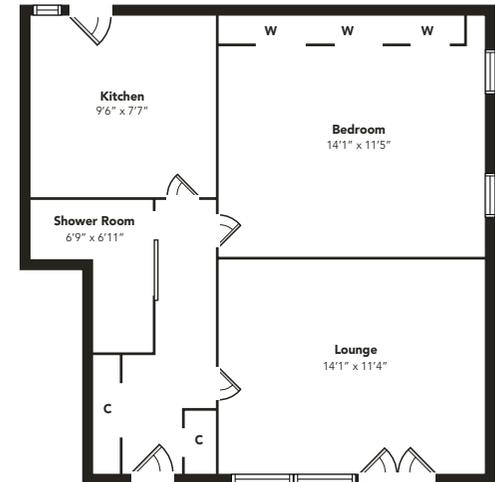
ENTRY DATE

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.



Floorplans are indicative only - not to scale
Produced by Plusplans



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