



17A Woodstock Street, KILMARNOCK KA1 2BE
Offers Over £95,000

Unique opportunity to buy this deceptive spacious traditional MAIN DOOR FIRST FLOOR FLAT enjoying a super location within Kilmarnock town centre.

This bright and very spacious flat has accommodation comprising large reception hall, spacious lounge overlooking the residents' gardens to the rear with access to the bright well proportioned galley style kitchen with an extensive range of both floor standing and wall mounted units. There are three good sized bedrooms, two to the front and one to the rear. The larger main bedroom has windows to both the front and side. There is a shower room accessed from the hallway.

The property has features including gas central heating, super storage and double glazing. Externally the property benefits from well- maintained residents' gardens to the rear.

This unique traditional flat boasts an excellent location, just a short distance from Kilmarnock town centre and Howard Park, Kilmarnock. Everyday shopping is well catered for, with a selection of local retailers and a Morrisons Supermarket nearby. A broader choice of supermarkets, retail outlets, bars and restaurants, and cafes are available. Public transport services locally include regular bus services on nearby Irvine Road with frequent rail travel from Kilmarnock Railway Station found within close proximity. For the motorist there are good road links providing easy access to A77/M77 Motorway.



DIMENSIONS

Lounge	13'9" x 13'0"
Kitchen	11'9" x 6'3"
Bedroom 1	14'4" x 13'7"
Bedroom 2	11'3" x 8'6"
Bedroom 3	11'10" x 8'2"
Shower room	10'0" x 3'10"

Double glazing
Viewing recommended

INCLUSIONS

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

COUNCIL TAX

Band B

ENERGY RATING

D

FEATURES

Excellent location
Good public transport services
Spacious lounge
Unique bright and spacious property
Three bedrooms
Gas central heating

TRAVEL DIRECTIONS

Travelling from our offices on Grange Place, travel away from John Finnie Street, cross Grange Street onto Woodstock Street. The property is located immediately after the former church and accessed to the rear via the path adjacent to the church.

VIEWING

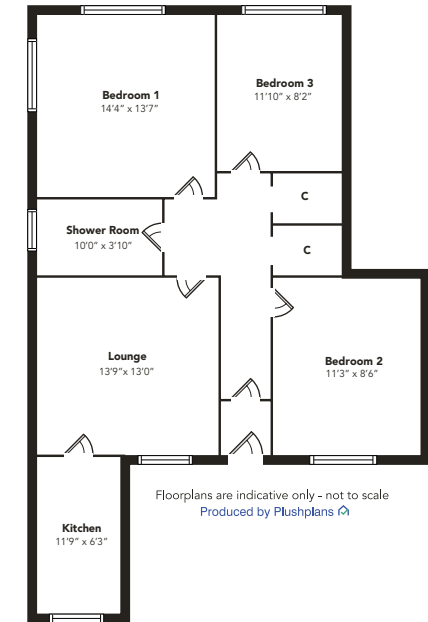
Strictly by appointment through Barnetts on 01563 522 137.

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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