



20 Fairyhill Road, Kilmarnock KA1 1TA
Offers Over £85,000

Internal viewing is essential to fully appreciate this well presented two bedroom GROUND FLOOR FLAT situated within this highly sought after very quiet residential area just a short distance from Kilmarnock town centre.

This bright and spacious flat features an entrance hall open plan to a large lounge, with an inner hallway leading to two bedrooms, a shower room and excellent storage. To the rear of the lounge the kitchen offers an extensive range of units both floor standing and wall mounted units with a contrasting work surface area.

The property benefits from double glazing throughout, gas central heating, parking to the front as well as a garden area.

This modern flat is located just off McLelland Drive and a short distance from Kilmarnock town centre. The Howard Park is minutes from the flat for pleasant walks and play facilities for children. There is a large Tesco's supermarket, Lidl, and Aldi for day-to-day requirements. 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 High Glencairn Street with frequent rail travel from Kilmarnock railway station found within proximity. Kilmarnock town centre also offers an excellent choice of bars, restaurants and cafes.

DIMENSIONS

Lounge	16'0" x 11'0"
Bedroom 1	12'7" x 9'1"
Bedroom 2	10'6" x 9'1"
Kitchen	8'1" x 8'2"
Shower room	6'6" x 5'6"

COUNCIL TAX

Band C

ENERGY RATING

C

FEATURES

Excellent location
Good public transport services
Two double bedrooms
Parking to the front
Viewing essential

INCLUSIONS

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

TRAVEL DIRECTIONS

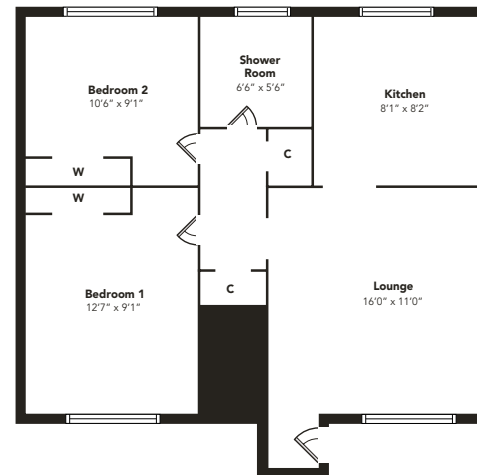
Travelling from Kilmarnock town centre on Dundonald Road, at traffic lights turn left onto McLelland Drive, then 4th right onto Fairyhill Road where the property sits on the right hand side.

VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

ENTRY DATE

By arrangement



Floorplans are indicative only - not to scale
Produced by [Plushplans](#)



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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