



**113 Irvine Road, Kilmarnock,
Offers Over £95,000**





Ideal opportunity to purchase this upper cottage flat enjoying a superb location within this highly sought residential area just a short distance from Kilmarnock town centre.

This very well presented property offers an excellent level of accommodation comprising a reception hall providing access to all principal rooms. These include a bright spacious lounge with front facing windows and giving access to the well presented dining sized kitchen to the rear with an extensive range of units. There are two large double bedrooms, one to the front the other, larger one to the rear to the rear. In addition there is a modern shower room accessed from the hallway.

The property benefits from gas central heating, double glazing, large fully enclosed gardens to the rear with a private driveway to the front and a good level of storage within the flat.

This property enjoys an excellent location within a much sought after location just a short distance from Kilmarnock town centre. There are a selection of nearby shops within walking distance catering for all day to day requirements as is a large Morrison's supermarket. 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 nearby Irvine Road with frequent rail travel from Kilmarnock railway station found within close proximity. Kilmarnock town centre also offers an excellent choice of bars, restaurants and cafes.

This is an ideal first flat and only by viewing can one fully appreciate the accommodation of offer.

DIMENSIONS

Lounge	15'7" x 11'10"
Kitchen	10'8" x 9'6"
Bedroom 1	14'0" x 12'0"
Bedroom 2	13'0" x 9'6"
Shower Room	5'9" x 6'0"

COUNCIL TAX

Band B

ENERGY RATING

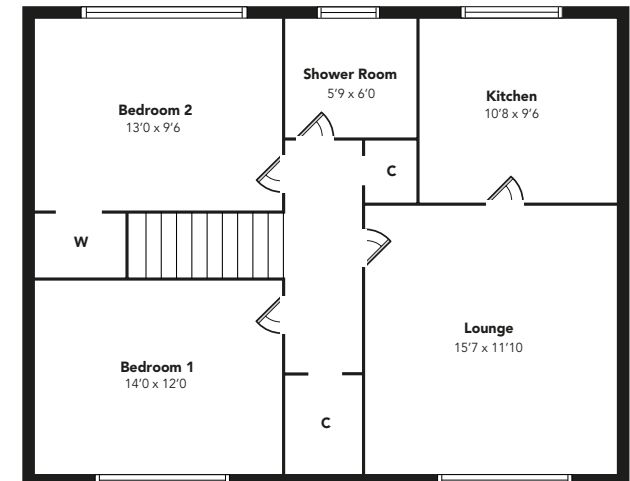
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INCLUSIONS

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

FEATURES

Excellent location
Good public transport services
Well presented throughout
Two double bedrooms
Double glazing



Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS

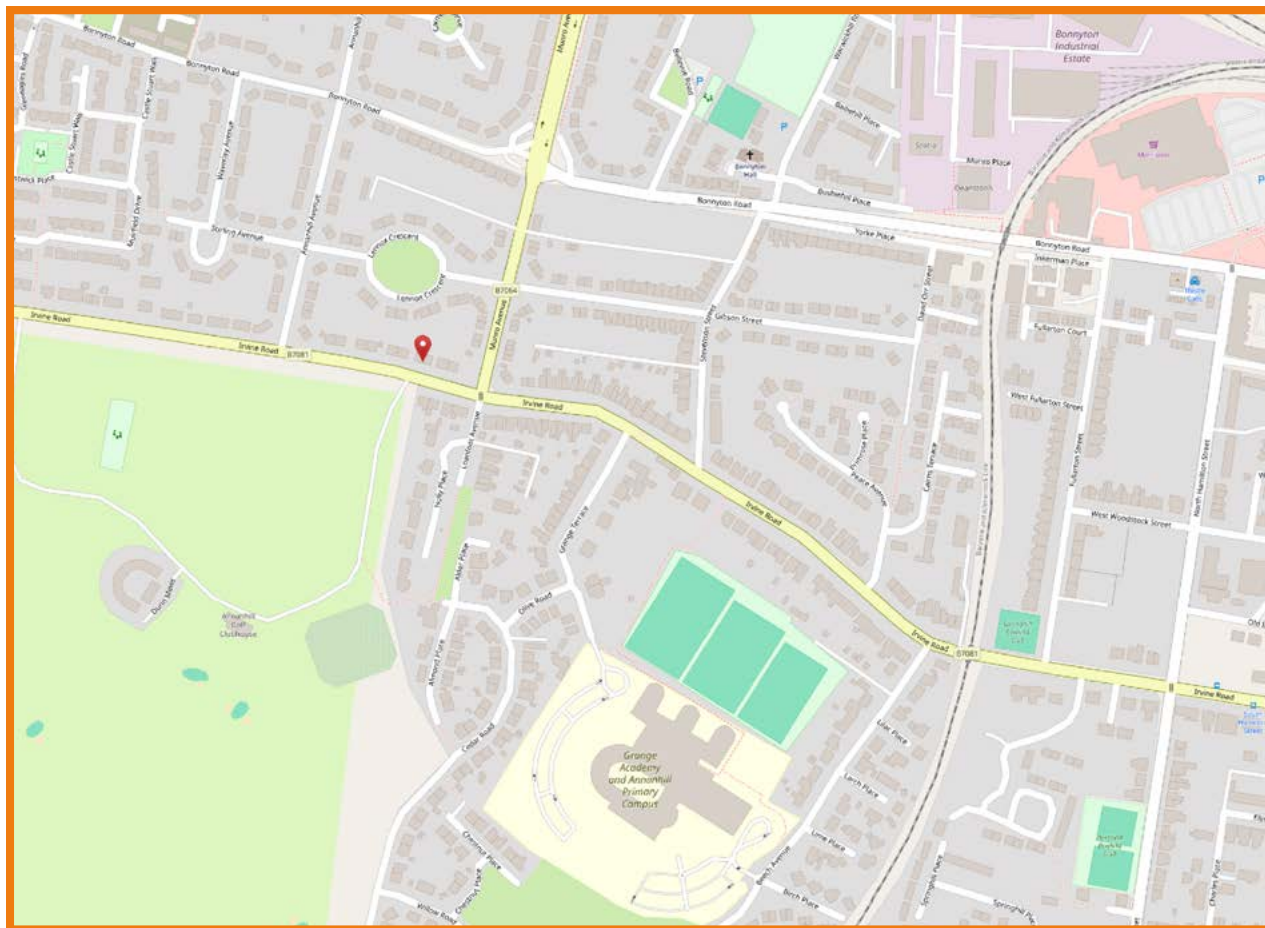
Travelling from Kilmarnock town centre on Irvine Road the property site on the right hand side after the junction with Munro Avenue.

VIEWING

Strictly by appointment through Barnetts on 01563 522137.

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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