



Bonnyton Road, Kilmarnock KA1 2PQ

welcome to

Bonnyton Road, Kilmarnock

Substantial lower cottage flat, very well placed for town centre and train station. Excellent starter home it has two double bedrooms, fitted kitchen, lounge, bathroom, reception, private rear gardens, gas central heating, double glazing, minutes to supermarket, good storage.





Reception Hallway

19' 3" x 4' 9" narrowing to (5.87m x 1.45m narrowing to)

Lounge

15' 9" x 12' 9" (4.80m x 3.89m)

Kitchen

12' 2" x 9' 5" narrowing to (3.71m x 2.87m narrowing to)

Bedroom One

9' 3" x 11' 5" (2.82m x 3.48m)

Bedroom Two

14' 7" x 11' 10" (4.45m x 3.61m)

Bathroom

6' x 5' (1.83m x 1.52m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Bonnyton Road, Kilmarnock

- Lower Cottage Flat
- Two Double Bedrooms
- Fitted Kitchen
- Central Location
- Private Garden

Tenure: Freehold EPC Rating: D

offers over

£85,000

Centrally located, close to town centre and train station, this spacious lower cottage flat will certainly appeal to those buyers now looking for an attractive start on the "property owning ladder". Well appointed and with its own private garden to rear, the flat has two double bedrooms, modern fitted kitchen(5 ring gas hob, oven, grill and hood), modern bathroom with overt bath thermos shower, well appointed lounge, reception hallway. It has excellent storage and further benefits from gas central heating and double glazing. The flat is within walking distance of Kilmarnock town centre which has a range of shops, cafes, bars and restaurants with a large supermarket also close at hand. Kilmarnock train station offers a regular commuter service to Glasgow and Edinburgh and the bus station has routes to Glasgow, Ayr and surrounding towns and villages. Close to the flat there is quick access to the M77 which links the town north to Glasgow and south to Ayr.



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/KMK108157](https://www.allenandharris.co.uk/Property/KMK108157)



Property Ref:
KMK108157 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01563 528304



Kilmarnock@allenandharris.co.uk



64 Bank Street, KILMARNOCK, Ayrshire, KA1
1EA



[allenandharris.co.uk](https://www.allenandharris.co.uk)