



**lomond**

12 G2 Barbadoes Road, Kilmarnock KA1 1SY

make yourself a home



## Accommodation

Conveniently situated on the ground floor with driveway parking at the front, this well maintained one-bedroom flat holds broad appeal for a variety of buyers, thanks to its convenient ground-level accommodation. Boasting a private garden area as well as communal grounds and generous living spaces, this property is an attractive prospect for both first-time buyers and downsizers alike.

Upon entering the communal entrance hallway, which also provides access to the rear garden, you'll find the main entrance hall. From here, you can access the charming, front-facing bay windowed double bedroom, offering ample natural light. Moving towards the rear of the flat, you'll discover the open-plan living room and kitchen area, with the added convenience of an adjacent utility room. The modern bathroom, featuring an elegant white three-piece suite and tasteful wall tiling, completes the accommodation. Additional amenities include gas central heating and double glazing for added comfort and energy efficiency.

Externally, the property offers off-street parking at the front and an enclosed, private garden area at the rear, exclusively reserved for this flat's occupants.

## Situation

Barbadoes Road is a quiet street located in the heart of Kilmarnock. Known for its rich history and charming atmosphere, this part of town is a hub of activity, offering an array of shops and eateries as well as fantastic transport links with the town centre and beyond. The town centre of Kilmarnock has an impressive range of amenities including both train and bus station with direct link to Glasgow City Centre, retail parks and cinema.

- Traditional Ground Floor Flat
- Located Within a Central Convenient Location
- Communal and Private Gardens
- Large Bay Windowed Double Bedroom
- Open Plan Living Room & Kitchen
- Handy Utility Room



1 Bedrooms



48 sqm



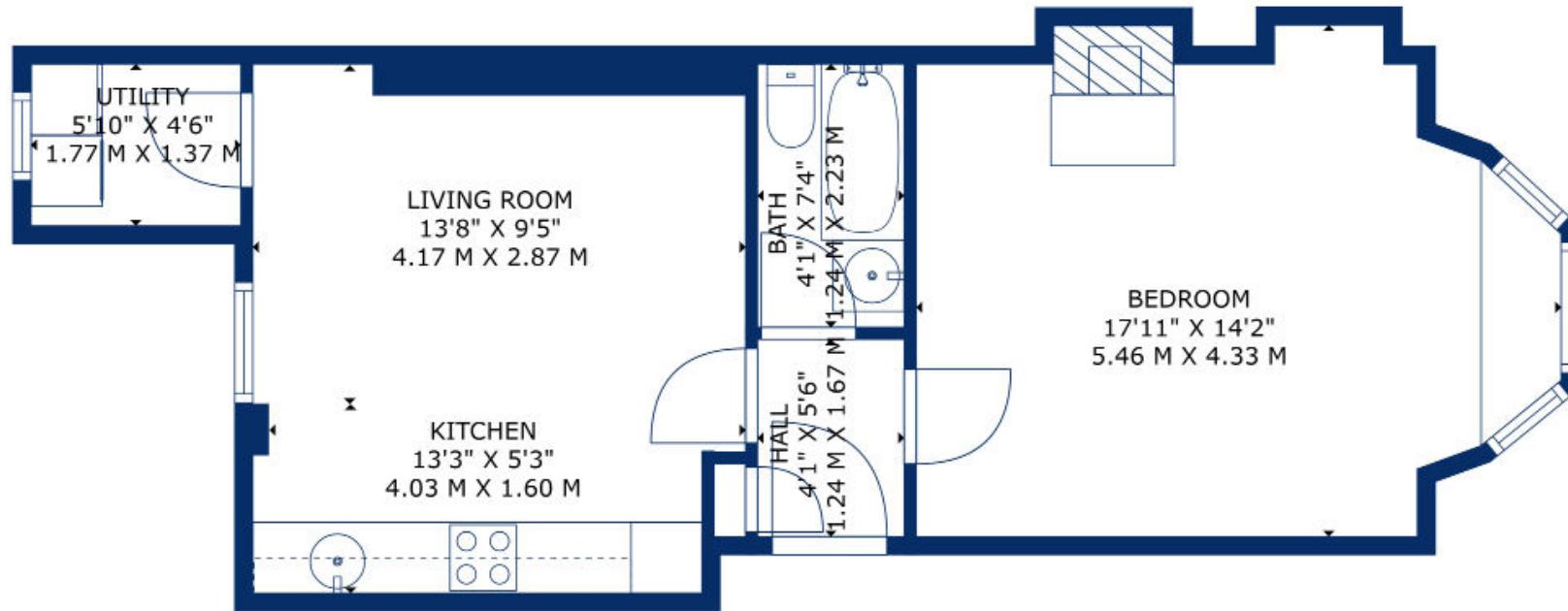
1 Public Rooms



EPC Rating D

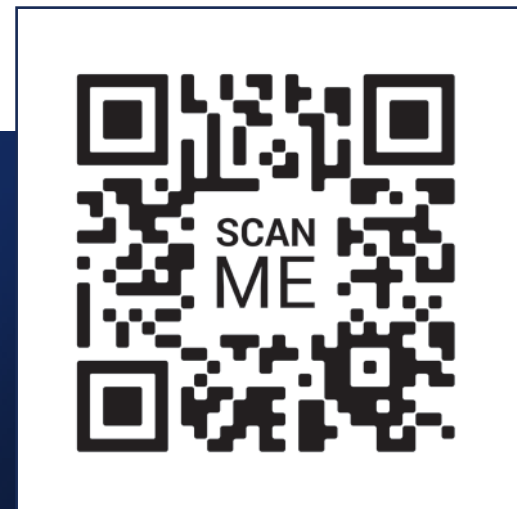






 51 Main Street, Prestwick  
**01292 471511**

 52 Bank Street, Irvine  
**01294 317013**



Any error, omission, or misstatement in any part of this schedule shall not entitle the purchaser(s) or vendor(s) to entitlement to compensation or damages, nor in circumstances to give either party any cause for action. The selling agents have not tested services, equipment or fittings and are therefore unable to comment on their condition. Potential buyers are requested to contact their solicitor or surveyor if further clarification is required. Measurements are approximate for guidance purposes only and have been taken by a sonic beam and are measured from wall to wall at the widest point unless otherwise indicated. Photographs are reproduced for general information and it must not be inferred that any item is included in the sale.