



lomond

make yourself a home

36 Barbadoes Road, Kilmarnock KA1 1SU

Accommodation

Suiting a wide range of purchasers and conveniently situated on the ground floor of this modern purpose built complex this immediately impressive two bedroom flat has been well maintained and is presented in excellent decorative order. Being on the ground floor the property will appeal to downsizers looking for on the level accommodation as well as first time purchasers looking to start their journey of property ownership.

The property benefits from its own door entry leading to an initial entrance porch which in turn leads to the front facing lounge. To the rear of the lounge is the modern fitted kitchen with integrated oven, hob and extractor hood. There is a small inner hallway which provides access to both double bedrooms, each featuring built in wardrobes. Completing the accommodation is the shower room complete with three piece suite incorporating WC, wash hand basin and separate shower cubicle. Additional features include gas central heating and double glazing for added comfort and energy efficiency.

Externally, the property offers off-street parking at the rear and an area of private garden.

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 including Tesco supermarket and the popular Central Park coffee shop 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.

- Modern Built Ground Floor Flat
- Located Within a Central Convenient Location
- Two Bedrooms with Built in Wardrobes
- Modern Fitted Kitchen with Appliances
- Private Garden
- Residents Parking

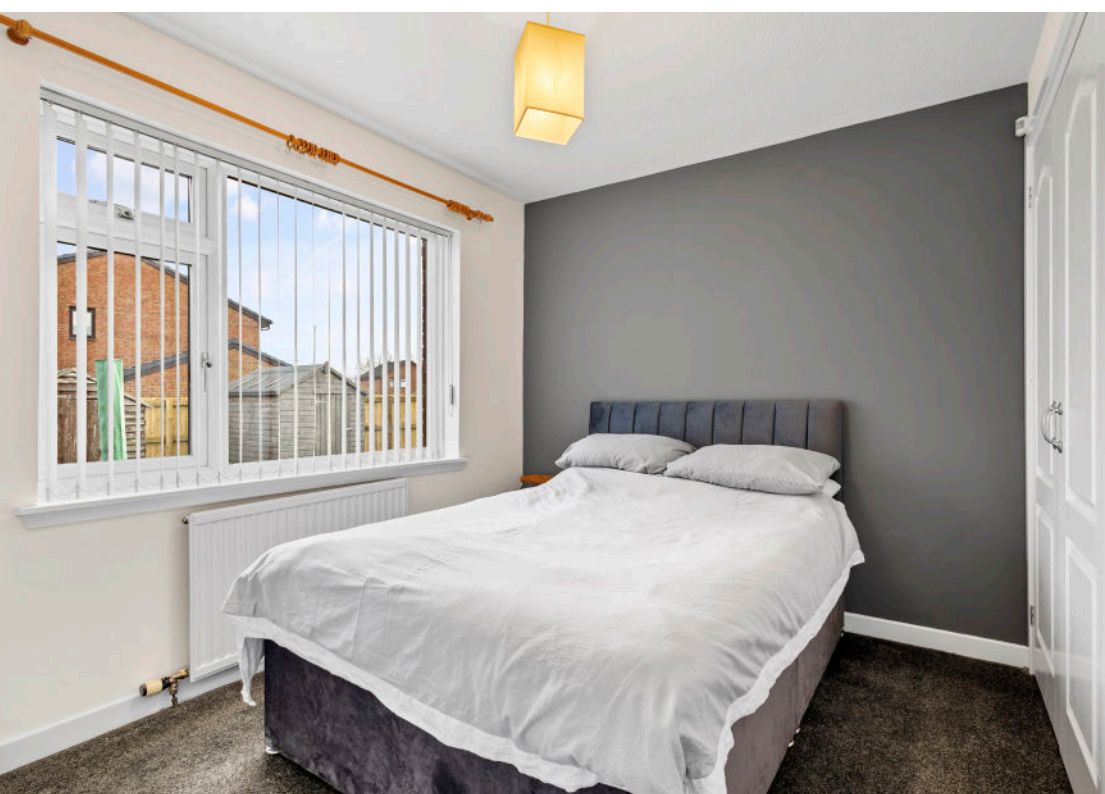


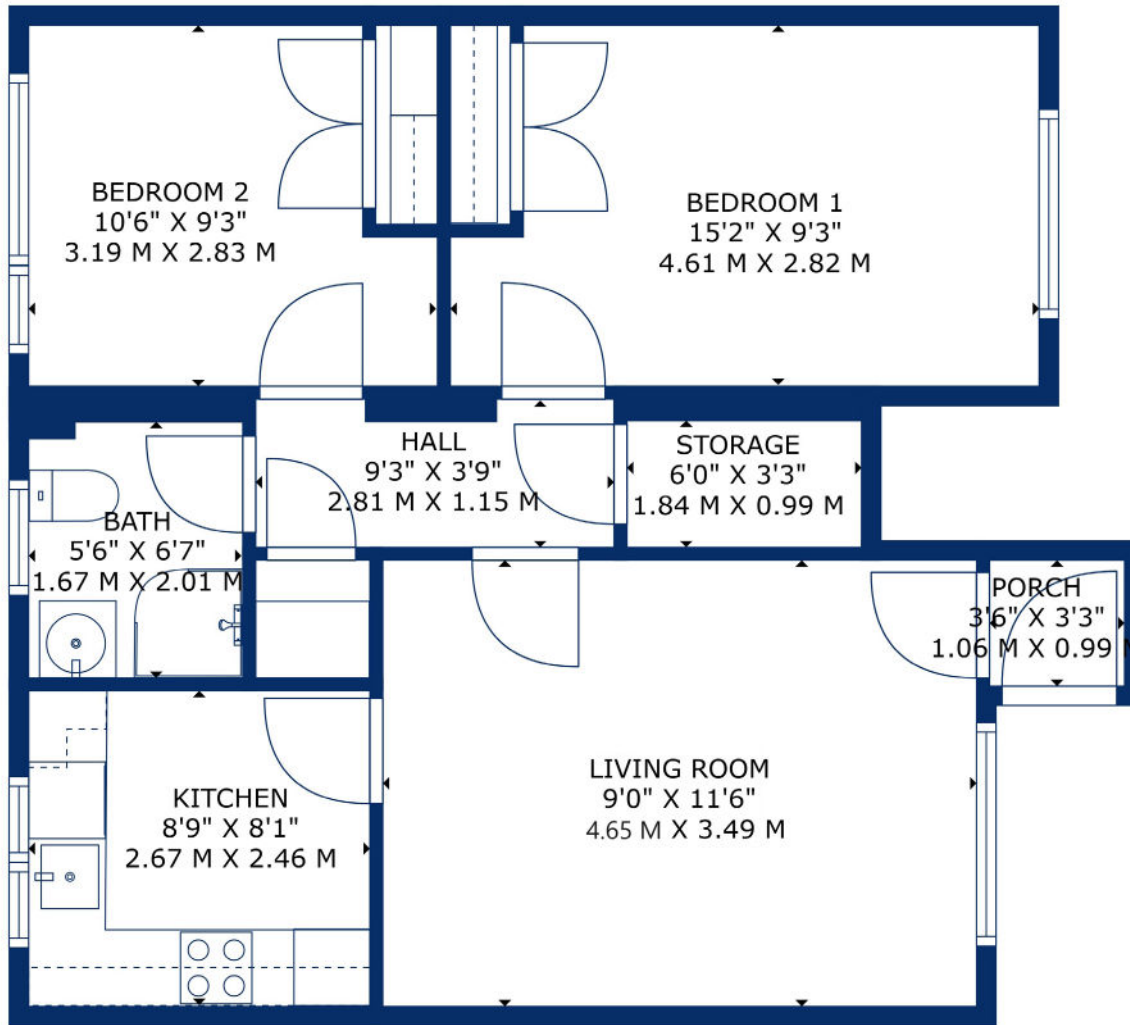
 2 Bedrooms

 57 sqm

 2 Public Rooms

 EPC Rating C





 **51 Main Street, Prestwick**
01292 471511

 **52 Bank Street, Irvine**
01294 317013



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