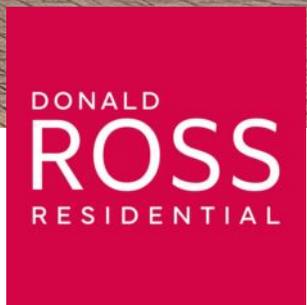




36 Victoria Terrace, Kilmarnock, KA1 3JR

Offers in Excess of **£110,000**





36 Victoria Terrace

Kilmarnock, KA1 3JR

A stylish two-bedroom first floor flat with balcony overlooking the River Irvine, en-suite master bedroom, modern kitchen and residents' parking, ideally located close to Kilmarnock town centre.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-presented two-bedroom first floor flat
- Bright and spacious lounge
- Modern fitted kitchen with ample storage
- Principal bedroom with en-suite shower room
- Private balcony with views over the River Irvine
- Second generously proportioned double bedroom
- Large family bathroom
- Sought-after location close to town centre and transport links
- Residents' parking available to the front



















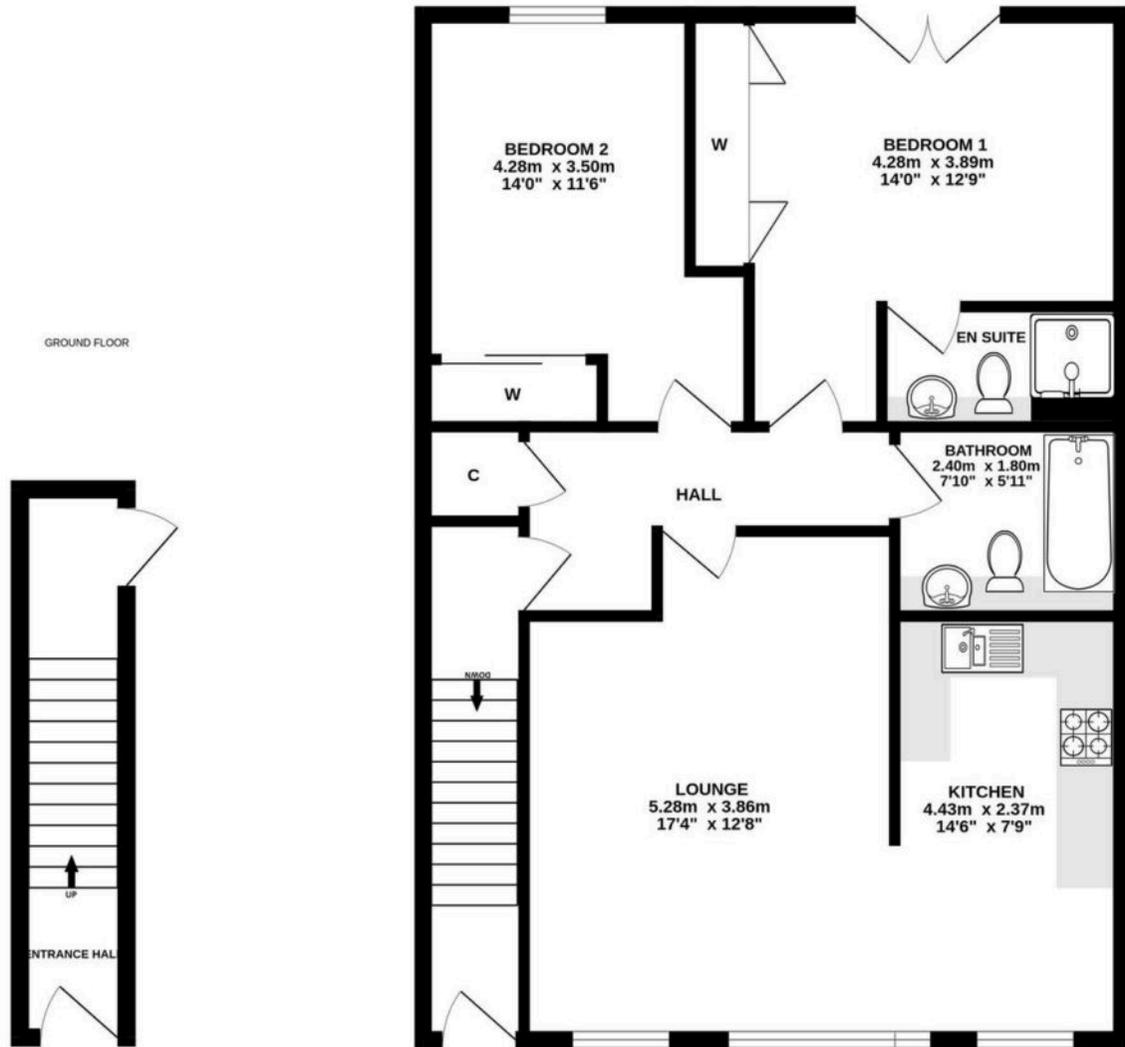












GROUND FLOOR

ALL MEASUREMENTS TAKEN AT WIDEST POINT.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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