

U/R, 38 Glebe Road

KILMARNOCK, EAST AYRSHIRE, KA1 3DL



*TWO BEDROOM FIRST FLOOR FLAT POSITIONED
IN A POPULAR AREA OF KILMARNOCK.*



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We are delighted to offer to the market this excellent two-bedroom apartment, set in a popular area with great transport links nearby. The property has just been fully decorated throughout and would make a great home for any young couple, first-time buyer or those looking to downsize, alternatively it would make a solid Buy-To-Let investment property.

The apartment has been well designed to maximize the natural available light and create a modern and spacious home to enjoy. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. The impressive lounge is flooded with natural light whilst also offering a pleasant outlook. The kitchen has a good range of floor and wall-mounted units with a contemporary work surface, creating a fashionable and efficient workspace. There is plumbed space for free-standing appliances.

The Lounge





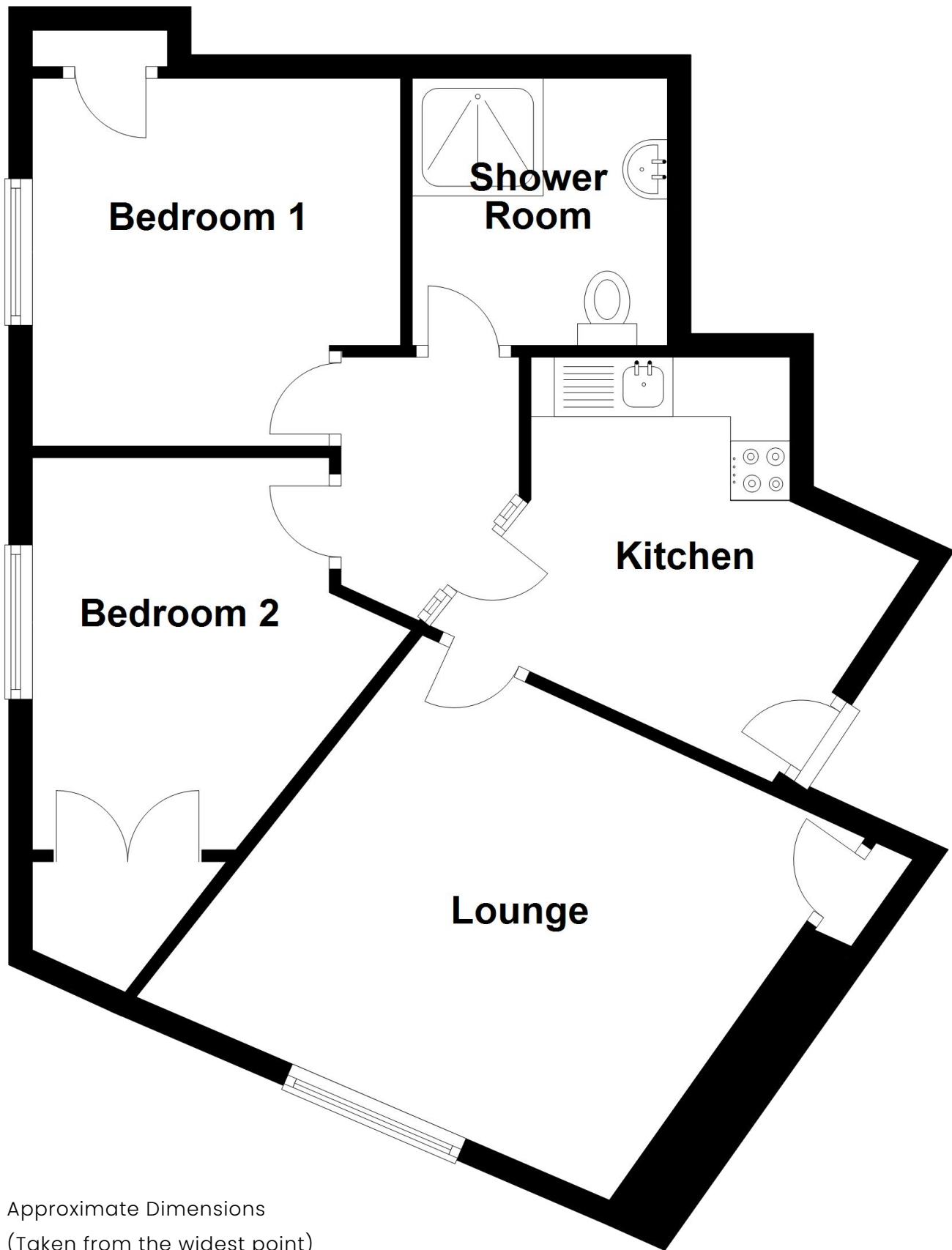


The crisp and contemporary styling continues in the two bedrooms. Both of which are bright and airy with a range of furniture configurations. Any of the rooms can be transformed to meet each individual purchaser's needs and requirements. The shower room completes the impressive accommodation internally.

The apartment is kept warm, comfortable and secure via the gas central heating and double glazing.







Approximate Dimensions
(Taken from the widest point)

Lounge	4.08m (13'5") x 4.08m (13'5")	Shower Room	2.25m (7'5") x 2.15m (7'1")
Kitchen	3.24m (10'8") x 3.20m (10'6")	Gross internal floor area (m ²): 55m ² EPC Rating: C	
Bedroom 1	3.10m (10'2") x 3.10m (10'2")		
Bedroom 2	3.30m (10'10") x 2.45m (8')		

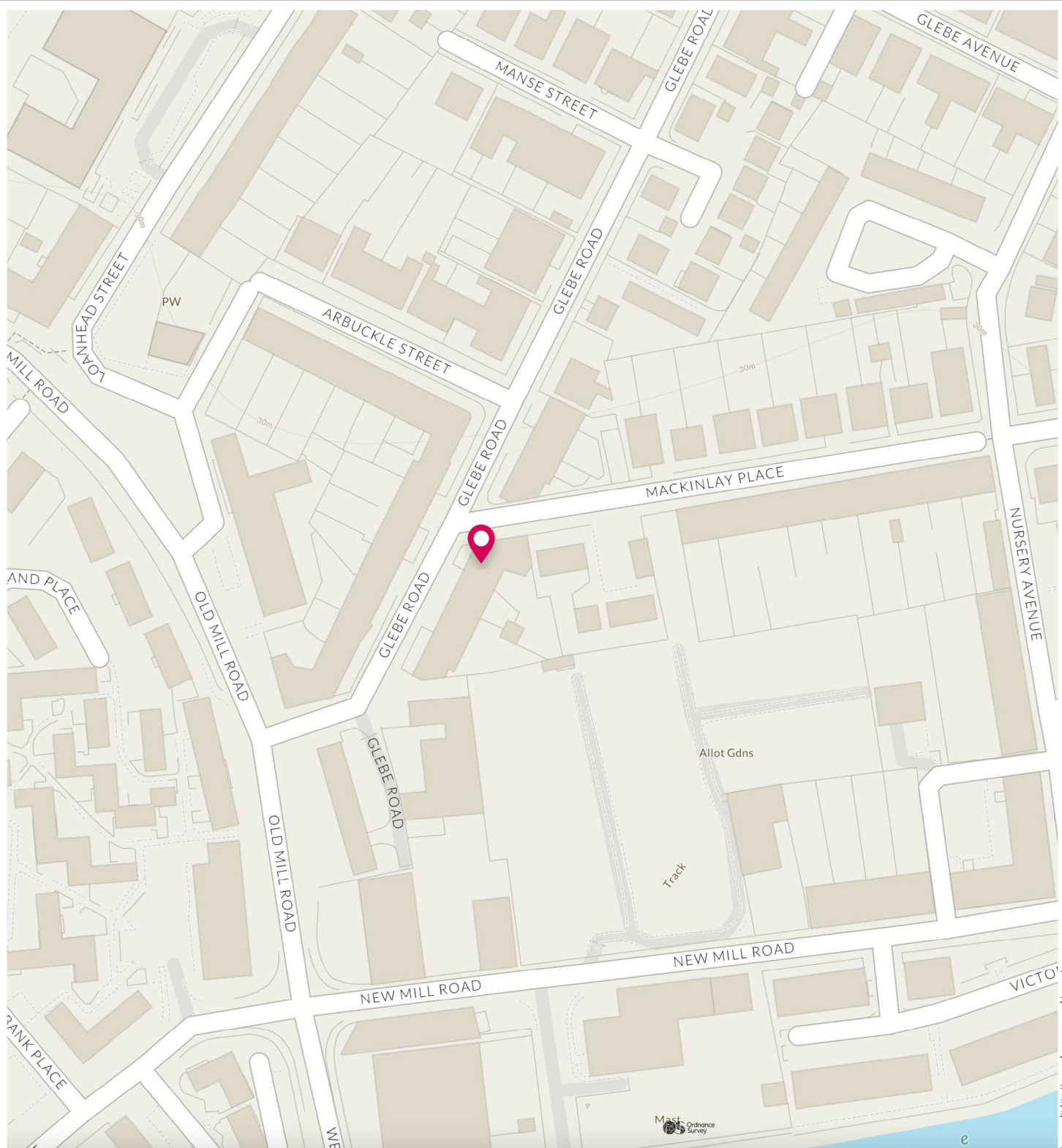


Communal Area



Glebe Road Hill Street is found within a popular location in Kilmaronock and within close proximity to the town centre and as such the property is ideally placed to benefit from the many amenities which Kilmaronock has to offer. These include a wide selection of shops including many High Street names as well as a large Retail Park found a short distance from the property. Supermarket shopping is also available close by with a Morrisons Superstore.

Public transport facilities within the area include regular bus services with frequent rail travel from Kilmaronock Railway Station. For the motorist, there are good road links providing easy access to the A77/M77 Motorway. Schooling is also available locally with the subjects being within the catchment. Tourism is a thriving industry in Ayrshire. The town of Ayr has its own racecourse and is arguably Scotland's golfing mecca with the home of the Open Championship at Prestwick and present-day open championship links at Turnberry and Royal Troon. Alloway is the birthplace of Robert Burns and his legacy continues to draw people to the area.



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