



**Estate Agency, Letting Agency & Property Maintenance**

LARN Number 1906034

T: 01563 531122 E: [kilmarnock@glowhomeslettingandsales.com](mailto:kilmarnock@glowhomeslettingandsales.com)

37 John Finnie Street, Kilmarnock, KA1 1BL

47-49 Vernon Street, Saltcoats, KA21 5HE



[WWW.GLOWHOMESLETTINGANDSALES.COM](http://WWW.GLOWHOMESLETTINGANDSALES.COM)

## Offers Over £65,000 Bruce Street, Kilmarnock, KA1



- First floor flat
- Two large double bedrooms
- Spacious Lounge
- Private back garden
- Driveway for off street parking
- Generously sized throughout
- Own private side entrance door
- Council Tax Band A
- Perfect for first time buyers or buy to let investment

2 Bruce Street in Kilmarnock is offered to the market for sale by Glow Homes. This first floor flat is located in a sought-after area on the outskirts of the town and provides generous living accommodation and is an ideal first time buy or buy to let investment.

There is a generously sized lounge with feature fireplace, a modern fitted kitchen comprising of floor and wall mounted units in a cream finish with a butcher block

effect worktop and two double bedrooms. The bathroom is fully tiled and comprises of a bath with overhead shower, wc and wash hand basin. There are two large double bedrooms both of which benefit from having built in cupboards for storage.

This flat benefits from having a private driveway that can accommodate off street parking for several vehicles. There is a private garden to the rear.

Council Tax Band A

# Bruce Street, Kilmarnock, KA1

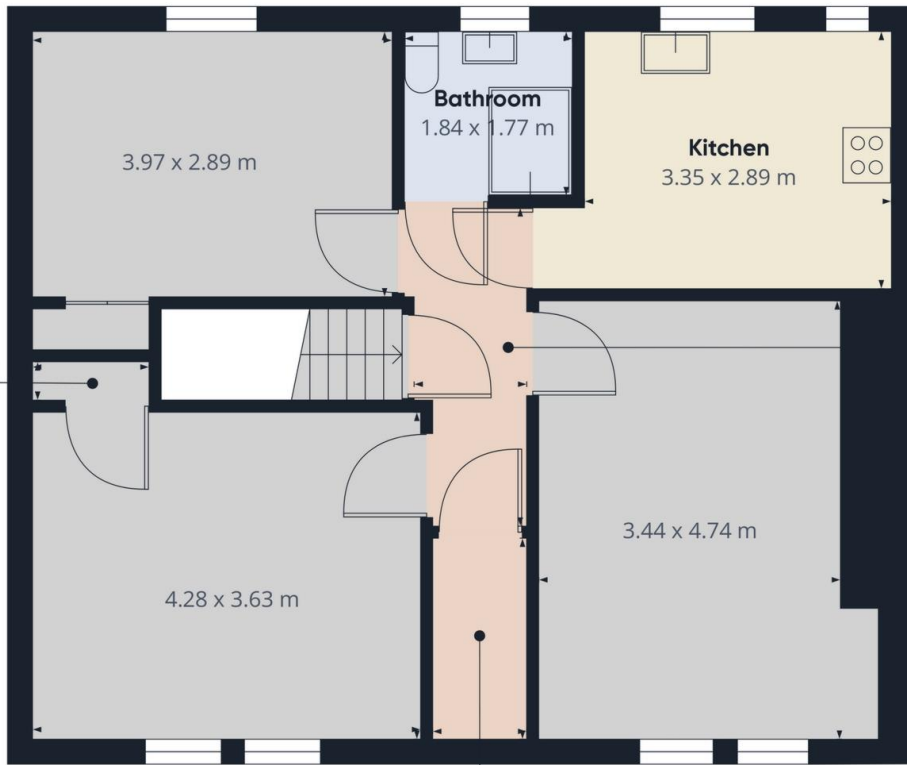
-  
-  
-











1.36 x 0.48 m

Hallway  
1.22 x 3.46 m

Hallway  
1.05 x 2.16 m

Approximate total area<sup>(1)</sup>  
64.96 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1



## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS GLOW HOMES AYRSHIRE

37 John Finnie St, Kilmarnock, KA1 1BL T: 01563 531122 E: kilmarnock@glowhomeslettingandsales.com W: <http://www.glowhomeslettingandsales.com/>

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GLOW HOMES AYRSHIRE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.