



14 McLelland Drive ,Kilmarnock,KA1 1SE

Property

Four-bedroom, semi-detached house located in the heart of Kilmarnock.

The property is conveniently located with local amenities such as shops, cafes and the local park all within easy walking distance.

Whilst in need of some modernisation, it presents an excellent purchase opportunity in a sought-after area of the town.

The Property comprises of four bedrooms, a dining room, en-suite shower room, kitchen and wc with double glazing throughout the property.

On the ground floor is an entrance vestibule, hallway, dining room, living room, kitchen, utility room and a bedroom with an en-suite shower.

On the first floor are the three remaining bedrooms and a bathroom.

Externally there are garden grounds to the rear of the property and the property also benefits from a tarmac entrance at the front of the property which can be used as a driveway in addition to on street parking.

Internal floor area: 148sqm



Local Area

Kilmarnock has plenty of amenities from Restaurants and Retail Parks to Leisure facilities and scenic walks along Howard Park.

The property also benefits from being within walking distance of two major supermarkets, a choice of local cafés and Howard Park.

Kilmarnock is the ideal location for any commuters as M77 motorway link and all main arterial routes provide easy access for the commuter with links accessing in a Southerly direction towards Ayr and Girvan and the Ayrshire coast and in a Northerly direction towards Glasgow.



Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk

Offers – Offers Over £160,000

Offers are invited and should be submitted in writing, through a Scottish solicitor first instance.



It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353
The Church of Scotland General Trustees- Scottish Charity No SC014574

