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JAS CAMPBELL & CO LTD  
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**espc**

Semi-Detached House  
111 Hill Street, Kilmarnock, KA3 1JL  
Offers Over £68,000







Jas Campbell & Co Ltd are delighted to be marketing this two bedrooomed family home which would be an ideal purchase as a buy to let or for a first time buyer.

Kilmarnock boasts from having a range of facilities and amenities including shopping centres, supermarkets and independent shops. Kilmarnock also has a variety of leisure centres, sports facilities and parks.

**Ground Floor Accommodation:** Reception Hallway with a staircase to the first floor - bright and spacious front facing Lounge - fitted Kitchen boasting a selection of floor and wall mounted units for more than ample storage, a large pantry and a gas cooker - Cloakroom which houses the boiler and access to the private rear gardens.

**First Floor Accommodation:** Top Landing with a window to the side of the property - Family Shower Room with a two piece bathroom suite and shower cubicle- Bedroom One is a front facing double room with a bay window which fills the room natural light and benefits from having a large storage cupboard - Bedroom Two is a double room to the rear of the property.

The property benefits from front and rear gardens as well as an external storage cupboard.

Viewing Highly Recommended

## MEASUREMENTS

Reception Hallway	1.53 m x 1.58 m / 5'0" x 5'2"
Lounge	4.28 m x 4.47 m / 14'1" x 14'8"
Kitchen	2.62 m x 2.91 m / 8'7" x 9'7"
Cloakroom	1.40 m x 1.13 m / 4'7" x 3'8"
Top Landing	2.11 m x 0.96 m / 6'11" x 3'2"
Shower Room	2.33 m x 1.46 m / 7'8" x 4'9"
Bedroom 1	4.56 m x 3.18 m / 15'0" x 10'5"
Bedroom 2	3.13 m x 3.78 m / 10'3" x 12'5"

## FEATURES

Two bedrooomed family home  
Ideal purchase as a buy to let  
Double Glazing  
Gas Central Heating  
Kilmarnock boasts from having a range of facilities and amenities  
Private Gardens  
External Storage Cupboard  
Walking distance to town centre

## EPC RATING - D

## COUNCIL TAX BAND - A



### Viewing

Tel: 01294 60 2000

### Offers

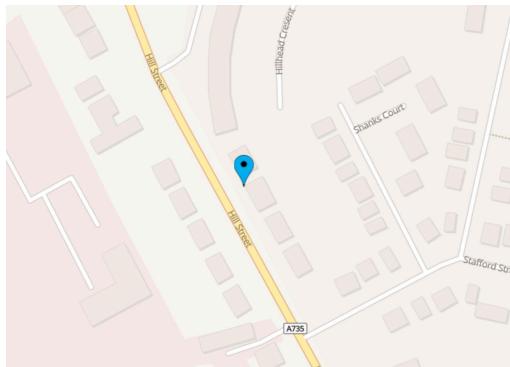
All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrossan KA22 8DQ.

### Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

### Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



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