

01294 60 2000

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JAS CAMPBELL & CO LTD  
—ws—  
solicitors notaries estate agents



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



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Jas Campbell & Co Ltd are delighted to be marketing this two bedroomed 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

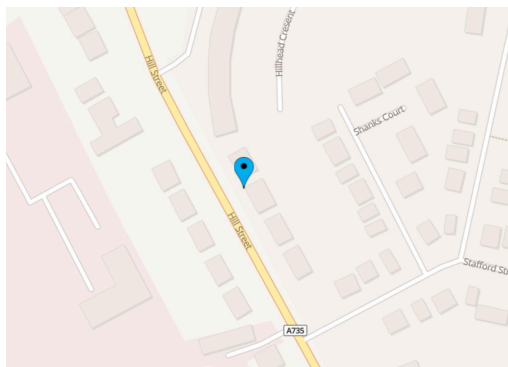
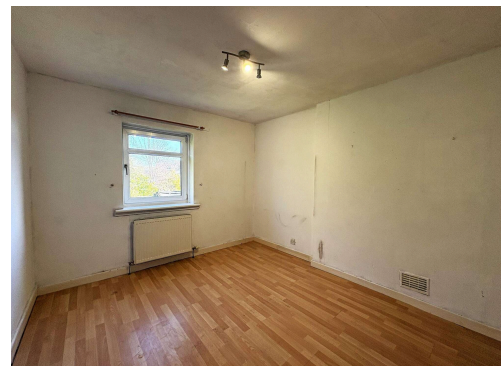
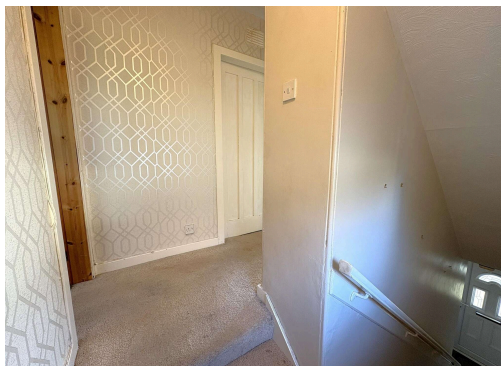
Reception Hallway	1.53 m x 1.58 m / 5'0" x 5'2"
Lounge	4.28 m x 4.47 m / 14'1" x 14'8"
Kitchen	2.62 m x 2.91 m / 8'7" x 9'7"
Cloakroom	1.40 m x 1.13 m / 4'7" x 3'8"
Top Landing	2.11 m x 0.96 m / 6'11" x 3'2"
Shower Room	2.33 m x 1.46 m / 7'8" x 4'9"
Bedroom 1	4.56 m x 3.18 m / 15'0" x 10'5"
Bedroom 2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

## FEATURES

Two bedroomed 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.



SOLICITORS  
AND INDEPENDENT  
FINANCIAL ADVICE

Ref:  
E503716

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