

33 Cairns Terrace, Kilmarnock, KA1 2JG



THE CHURCH OF SCOTLAND
EAGLAIS NA h-ALBA



Well-presented three-bedroom house, ideally located near Kilmarnock town centre

- Welcoming living room with feature fireplace
- Bright dining room with access to a sunroom and private garden
- Spacious kitchen
- Convenient ground floor WC
- Three bedrooms, all with built-in storage
- Well-appointed family bathroom
- Attached single garage providing secure parking or extra storage
- Enclosed private back garden

Location

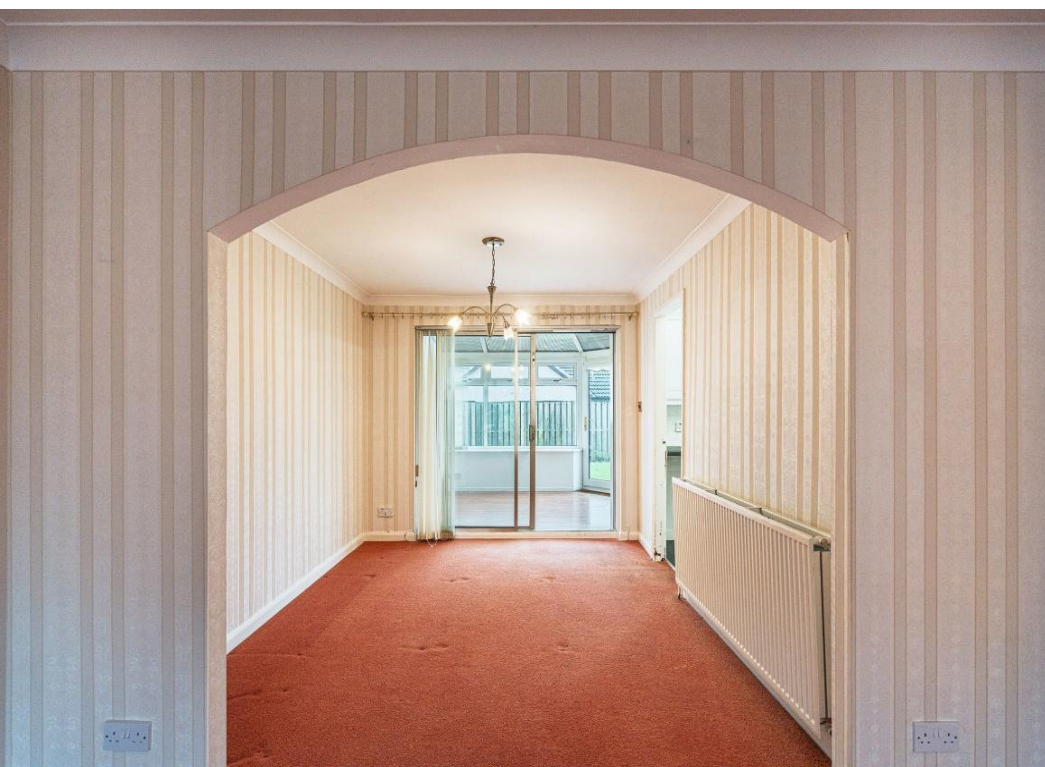
Situated in a well-established neighbourhood, this property offers easy access to Kilmarnock's vibrant town centre.

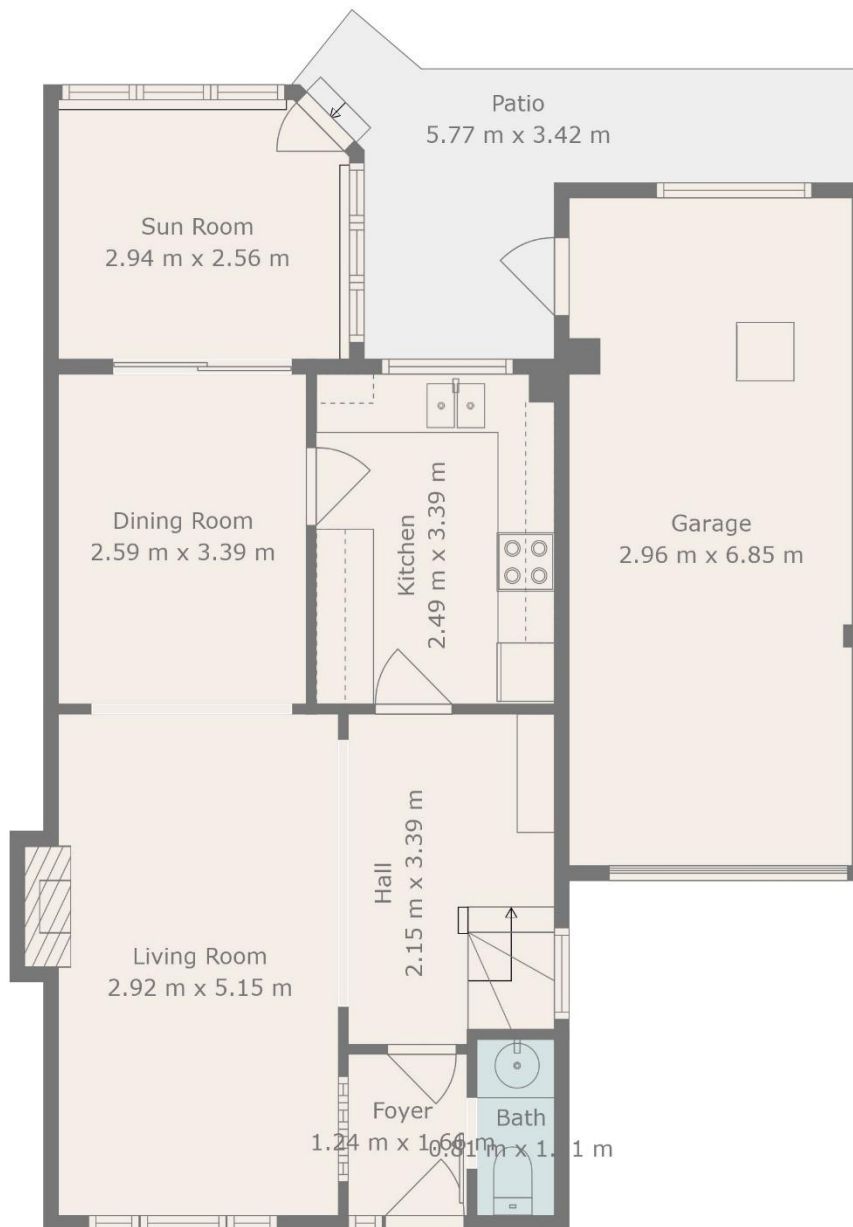
Local amenities include: shops, cafés, leisure centre, restaurants, theatre, supermarkets, healthcare services, primary and secondary schools.

The location benefits from excellent transport links, with frequent bus services and Kilmarnock railway station nearby. The A77 is also easily accessible, providing efficient road connections to both the north and south.

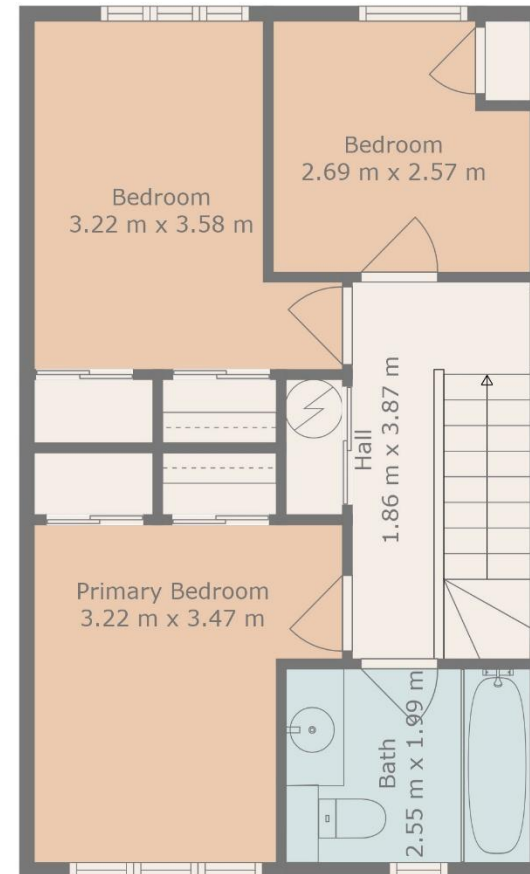
Viewing Arrangements

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





Floor 1



Floor 2

TOTAL: 98 m2
 FLOOR 1: 53 m2, FLOOR 2: 45 m2
 EXCLUDED AREAS: GARAGE: 20 m2, PATIO: 10 m2, FIREPLACE: 1 m2
 WALLS: 12 m2





Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone: 0131 240 2263

Email: properties@churchofscotland.org.uk

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

