



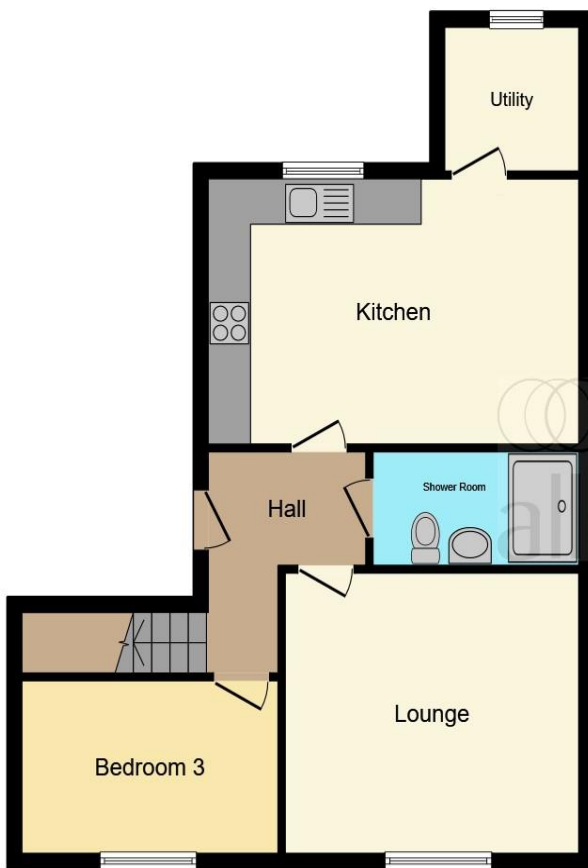
North Hamilton Street, Kilmarnock KA1 2QL

welcome to

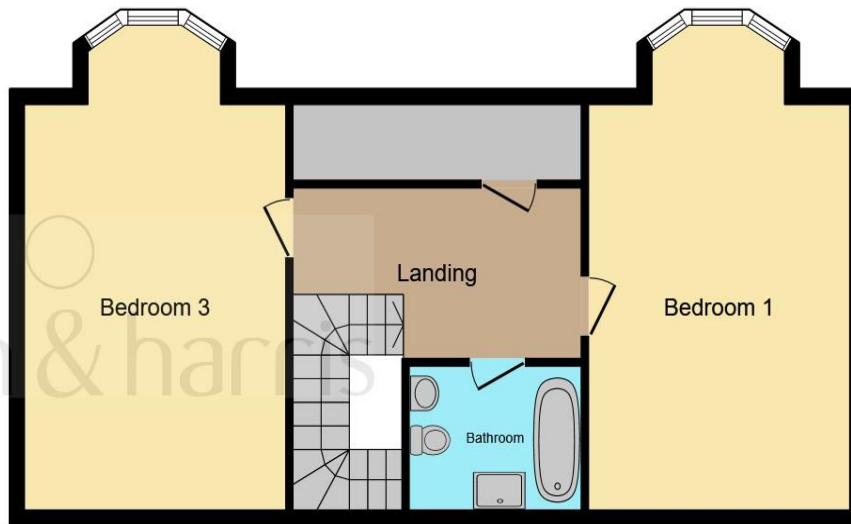
North Hamilton Street, Kilmarnock

Centrally located this delightful Duplex Traditional Flat is not to be missed! Three Bedrooms, lounge (open fire) fully fitted dining kitchen, utility, two bathrooms, separate garden (summer house). Gas central heating, double glazed. Well appointed and close to shops and train station.





Ground Floor



First Floor

Reception Hallway

8' 11" x 8' narrowing to (2.72m x 2.44m narrowing to)

Lounge

13' 5" x 12' 5" (4.09m x 3.78m)

Kitchen

16' 1" x 12' (4.90m x 3.66m)

Utility Room

8' 3" x 5' 11" (2.51m x 1.80m)

Bathroom One

10' 8" x 4' 3" (3.25m x 1.30m)

Bedroom One

11' 9" x 7' 5" (3.58m x 2.26m)

Upper Landing

13' 3" x 6' 6" narrowing to (4.04m x 1.98m narrowing to)

Bedroom Two

20' 2" x 13' 7" (6.15m x 4.14m)

Bedroom Three

20' 2" x 12' 2" (6.15m x 3.71m)

Bathroom Two

7' 3" x 7' 2" (2.21m x 2.18m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

North Hamilton Street, Kilmarnock

- Duplex Traditional Flat
- Central Location
- Three Bedrooms
- Separate Garden(Summer House)
- Fitted Dining Kitchen

Tenure: Freehold EPC Rating: C

offers over

£120,000

Viewing is essential! Stylish traditional DUPLEX FLAT is very well presented and will appeal and impress. Well positioned the home is close to town centre and train station. Blending both traditional and modern features it has spacious accommodation to suit many sectors of the market. Kilmarnock town centre has a range of amenities and facilities including shops, cafes, restaurants and bars. There are popular retail parks within the town as well as well established leisure centre and gyms, golf courses, parks and country walks. Kilmarnock train station has regular commuter links to Glasgow and beyond while the town's bus station has routes to surrounding towns and villages as well as Glasgow and Ayr. The M77 links the town north to Glasgow and South to Ayr and Prestwick Airport. The flat has its own garden area which houses a substantial summer house ideal for recreational purposes or indeed as office. The accommodation comprises on the ground floor: Reception hallway, lounge with open fireplace and slate surround, modern fitted dining kitchen (five ring gas hob, oven and hood), spacious dining area, utility room, downstairs bathroom, bedroom. On the upper floor: upper landing(storage) two double bedrooms and second family bathroom. Gas central heating and double glazing. EPC-C



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/KMK108264](https://www.allenandharris.co.uk/Property/KMK108264)



Property Ref:
KMK108264 - 0009

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