



65 North Hamilton Street
Kilmarnock, KA1 2QJ
P.O.A.

GREIG
Residential



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Proudly positioned with an immediate town centre location, this traditional two bedroom ground floor flat is sure to impress. Having been fully renovated by the current owner to show home condition boasting contemporary stylish decor with modern fixtures and fittings whilst sympathetically retaining an abundance of traditional features throughout. Offering spacious all on the level accommodation, this superb flat is also complimented by private front and rear door access with private and communal rear gardens. With direct access to all town centre amenities and transport links this is the ideal first time buy, downsize or investment.





Porch

1.26m x 0.95m (4' 2" x 3' 1") Access is given via an outer UPVC door to a welcoming entrance porch offering original decorative tiling and a stylish glazed door leading to the hallway.

Hallway

3.40m x 3.25m x 5.93(11' 2" x 10' 8" x 19'5") The impressive hallway features fresh white decor, traditional high ceiling, deep skirtings, a practical storage cupboard and modern tiled flooring. The hallway provides access to all apartments.

Lounge

5.39m x 4.98m (17' 8" x 16' 4") Generously proportioned main apartment featuring soft neutral decor, traditional high ceiling with decorative central rose and ceiling cornicing, a stunning traditional fire with wood and stone surround, traditional deep skirtings, tiled flooring and a large double glazed bay window to the front.

Kitchen

3.90m x 3.27m (12' 10" x 10' 9") Modern fully fitted kitchen complete with stylish black gloss wall and base units providing ample storage with complimentary marble effect work surface, integrated oven, microwave, american fridge freezer, dish washer and wine fridge, plumbing and space for a washing machine, composite sink and drainer, neutral decor, tiled flooring and a double glazed window to the side and rear.

Rear Porch

1.50m x 1.40m (4' 11" x 4' 7") The rear porch offers neutral decor, laminate flooring and door access to the rear garden.

Bedroom One

3.92m x 3.25m (12' 10" x 10' 8") The master bedroom is a generous double boasting fresh white decor, traditional deep skirtings, practical storage cupboard, fitted carpet and a double glazed window to the rear.

Bedroom Two

3.33m x 3.01m (10' 11" x 9' 11") A spacious double bedroom with fresh white decor, traditional deep skirtings, fitted carpet and a double glazed window to the rear.

Bathroom

1.72m x 1.72m (5' 8" x 5' 8") Completing the accommodation is the stylish bathroom comprising of a wash hand basin with vanity unit, wc, bath with overhead mains shower, contemporary matt black finishings, heated towel rail, marble effect wet wall, ceiling spotlights, LED mirror, laminate flooring and a double glazed opaque window to the side.

Externally

This property boasts private and communal gardens, the front garden is private and has been laid to chip allowing for ease of maintenance. The rear garden is complete with a communal drying area and a full enclosed private area with a bedding area and a chipped patio perfect for al fresco dining.

Council Tax Band

Band C

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