



4a North Hamilton Street
Kilmarnock, KA1 2QH
P.O.A.

GREIG
Residential



North Hamilton Street

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Proudly presenting to the market is this superb two bedroom ground floor flat, ideally situated in the heart of Kilmarnock town centre. With convenient access to all local amenities and excellent transport links, including a nearby train station offering regular services to Glasgow, this property is perfectly positioned for commuters and local residents alike. The flat offers a spacious, all on the level floor plan, tastefully finished with contemporary neutral décor and modern fixtures and fittings throughout. Further enhanced by well maintained communal gardens, this is the ideal first time buy, down size or investment and is sure to impress all who view.





Hallway

2.11m x 3.89m (6' 11" x 12' 9") Access is given to a welcoming entrance hallway boasting neutral decor, ceiling coving and laminate flooring. The hallway gives access to all apartments.

Lounge

4.46m x 3.68m (14' 8" x 12' 1") Generously proportioned main apartment offering contemporary decor, ceiling coving, laminate flooring and double glazed window to the front.

Kitchen

3.76m x 3.68m (12' 4" x 12' 1") Fully fitted stylish kitchen complete with modern wall and base, complimentary work surface, plumbing and space oven and washing machine, stainless steel sink and drainer, plumbing and space for dining table and chairs, modern decor, vinyl flooring and a double glazed window to the rear.

Bedroom One

3.31m x 4.13m (10' 10" x 13' 7") The master bedroom is a generous double boasting modern decor, two practical fitted wardrobes, vinyl flooring and a double glazed window to the front.

Bedroom Two

3.73m x 2.83m (12' 3" x 9' 3") A spacious double bedroom with modern decor, ceiling coving, vinyl flooring and a double glazed window to the rear.

Bathroom

2.70m x 1.66m (8' 10" x 5' 5") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead electric shower, stylish decor with tiling around bath, vinyl flooring and a double glazed window to the rear.

Externally

The property benefits from a communal drying area to the rear laid to lawn.

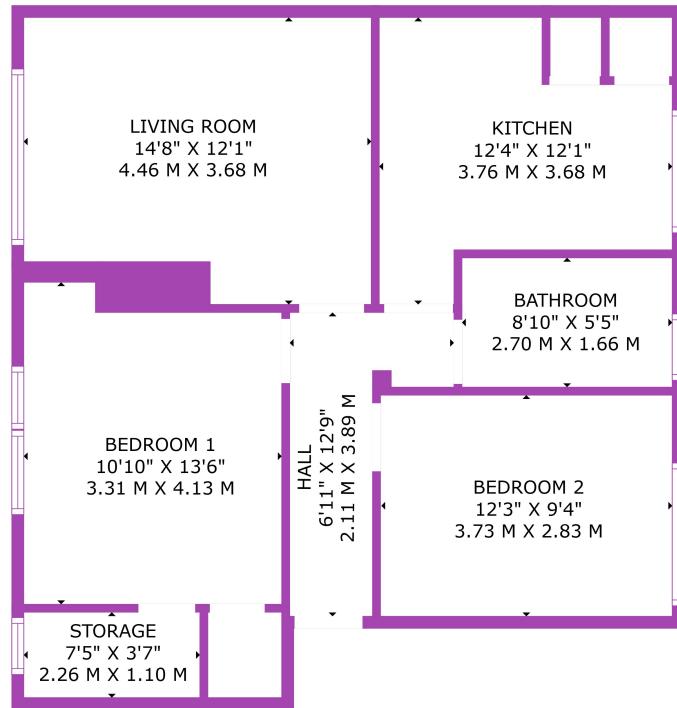
Council Tax Band

Band A

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TOTAL: 698 sq. ft, 65 m²

FLOOR 1: 698 sq. ft, 65 m²

EXCLUDED AREAS: STORAGE: 27 sq. ft, 2 m², WALLS: 56 sq. ft, 6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

