



35 North Hamilton Street
Kilmarnock, KA1 2QL
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this two bedroom upper flat ideally located within Kilmarnock town centre with immediate access to local amenities and transport links. Having been lovingly maintained throughout boasting contemporary grey décor and with both shared and private gardens to the rear this property is sure to appeal to a wide range of buyers.





Hallway

4.42m x 2.14m (14' 6" x 7' 0") Accessed by outer white UPVC door from entry shared with one other flat, boasting contemporary grey décor, fitted carpet and door access to all apartments.

Lounge

4.66m x 4.32m (15' 3" x 14' 2") Generous main apartment boasting contemporary grey décor, fitted carpet, ceiling coving, featuring gas fire set within decorative stone and wood surround and double glazed window to the front.

Kitchen

5.06m x 3.53m (16' 7" x 11' 7") Fully fitted kitchen with white gloss base units with marble effect work surfaces, plumbing space for fridge, freezer and washing machine, free standing cooker with four burner gas hob and double oven, wet wall splashback, stainless steel sink and drainer, vinyl flooring, providing storage cupboard and double glazed window to the rear.

Bedroom One

4.90m x 4.07m (16' 1" x 13' 4") Impressive double bedroom with contemporary grey décor, fitted carpet, ceiling coving and double glazed window to the front.

Bedroom Two

4.31m x 3.31m (14' 2" x 10' 10") Generous double bedroom with contemporary décor, fitted carpet, decorative ceiling cornice and double glazed window to the front.

Bathroom

2.28m x 2.13m (7' 6" x 7' 0") Three piece white suite comprising of WC, wash hand basin and mains operated shower over bath, tiled flooring and walls with double glazed opaque window to the front.

External

Shared courtyard, drying area and out building to the rear of the property, also providing private laid to lawn section.

On street parking available to the front of the property.

Council Tax Band

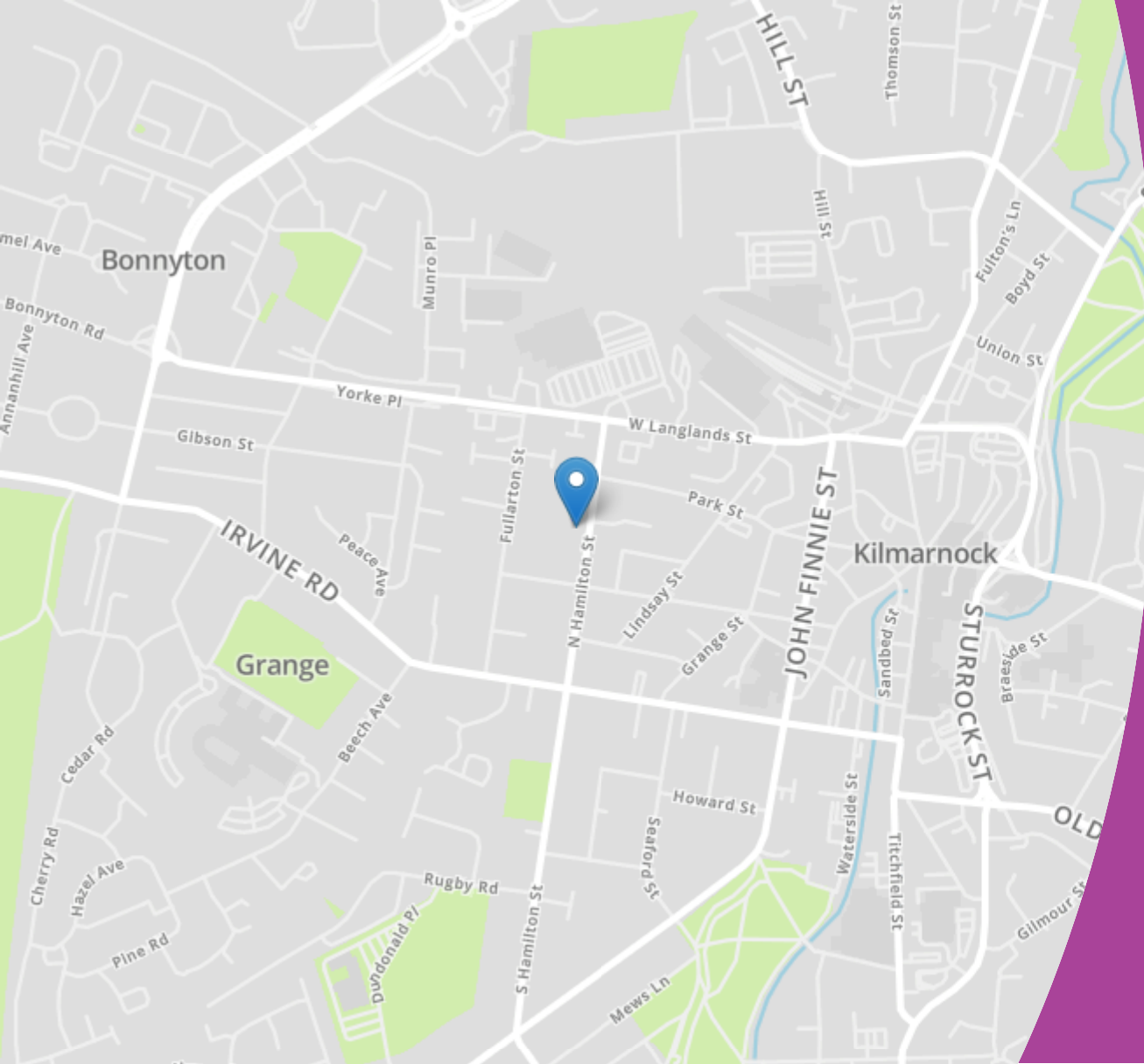
Band C

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