



3 Derwent House Hill Street, KILMARNOCK KA3 1HG

welcome to

3 Derwent House Hill Street, KILMARNOCK

Superb and unique opportunity offered by this charming and spacious Ground Floor Apartment within renowned conversion. Two bedrooms, bedroom 3/study, kitchen, spacious lounge, two bathrooms, gas c/h, d/ glazed, two parking spaces, two terraces, video entry, close to train station/ town centre.





Reception Hallway

Irregular Shaped Room 17' 7" x 15' 6" (5.36m x 4.72m)

Lounge

25' 6" plus window x 20' 1" (7.77m plus window x 6.12m)

Kitchen

10' 9" plus window x 7' 9" (3.28m plus window x 2.36m)

Bedroom One

17' 4" plus windows x 12' 10" (5.28m plus windows x 3.91m)

En-Suite

7' 6" x 6' 1" (2.29m x 1.85m)

Bedroom Two

20' 2" plus window x 10' 7" (6.15m plus window x 3.23m)

Bedroom Three/.Study

8' 11" plus window x 6' 3" (2.72m plus window x 1.91m)

Bathroom

8' 4" x 6' 3" (2.54m x 1.91m)

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

3 Derwent House Hill Street, KILMARNOCK

- Ground Floor Apartment
- Three Bedrooms
- Close to train station
- Two Terraces
- Two parking spaces

Tenure: Freehold EPC Rating: C

offers over

£150,000

Within renowned conversion, a unique opportunity is offered by this charming and spacious GROUND FLOOR APARTMENT. Its flexible accommodation with attractive period features such as pillars will appeal to many sectors of the market. Very well situated, it is within minutes walking distance to Kilmarnock train station (regular commuter links to Glasgow and Edinburgh) and Kilmarnock town centre which has a range of amenities and facilities such as shops, bars and cafes as well as popular parks. There is easy access from the property to the M77 which links the town northbound to Glasgow and southbound to Ayr. East Ayrshire College campus is also just across from the property. The home has two parking spaces and benefits from gas central heating and double glazing. Its well-appointed accommodation offers: reception hallway, large lounge, with two patio doors onto substantial, enclosed terraces either side of the lounge, open plan kitchen, two double bedrooms, (master en-suite), bedroom three/study family bathroom. Viewers will note the good level of storage which is supplemented by a spacious loft area directly above the kitchen. Video entry provides secure entry.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/KMK108297



Property Ref:
KMK108297 - 0005

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