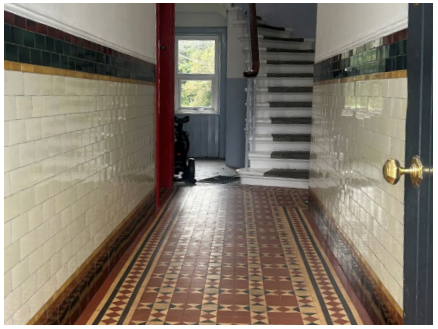
barnetts
SOLICITORS - ESTATE AGENTS

Top Right, 59 North Hamilton Street, Kilmarnock KA1 2QJ

Offers Over £100,000



A rarely available and beautifully presented traditional First-Floor Flat, occupying an excellent position within a well-maintained traditional building on North Hamilton Street.

The property offers spacious accommodation throughout, boasting a superbly spacious lounge with a stunning large bay window, two generous double bedrooms, modern fitted kitchen and bathroom, excellent storage and access to a substantial enclosed communal area to the rear.

Access is through an attractive well-maintained communal entrance and stairwell. The flat itself is entered through traditional timber storm doors into a bright and welcoming reception hall, which provides access to the principal accommodation and incorporates two deep walk-in storage cupboards.

The impressive lounge is an additional feature of the property. Generously proportioned, it features a large traditional bay window which floods the room with natural light overlooking North Hamilton Street and provides excellent space for both lounge and dining furniture.

There are two spacious double bedrooms, with bedroom one enjoying an outlook over North Hamilton Street and bedroom two positioned to the rear.

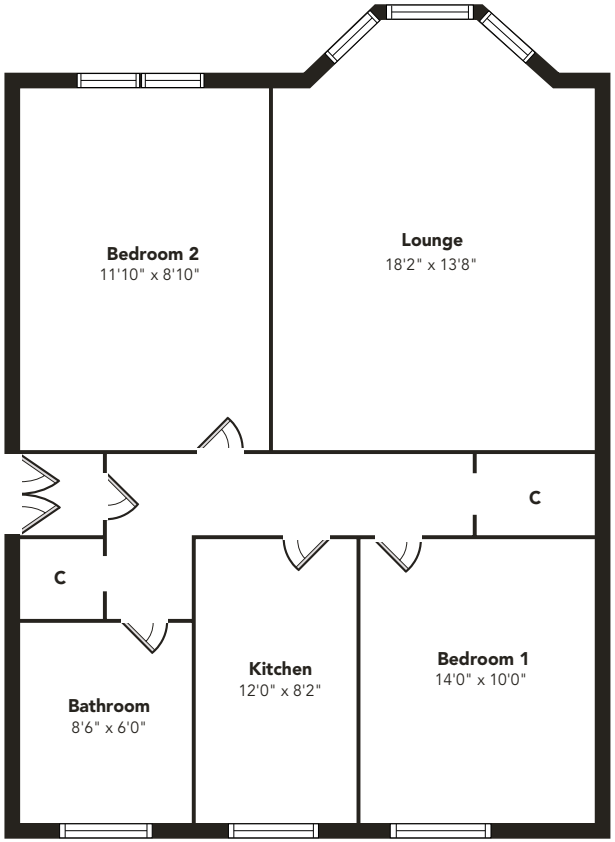
The well-appointed kitchen incorporates an extensive range of cream floor-standing and wall-mounted units complemented by contrasting wood-effect work surfaces. There is an inset gas hob, inset oven, ceramic tiled splashback areas and ample space for a large fridge/freezer. The proportions also offer potential space for a table and chairs, while a window provides an outlook across the communal area to the rear.

Completing the accommodation is the modern bathroom, fitted with a three-piece suite comprising bath with shower over, wash-hand basin with useful storage below and low-level WC.

Externally, the beautifully maintained communal stairway winds down to the lower level, where there is access to a very large, fully enclosed communal rear area incorporating a drying green. Additional storage at former coalhouse is also available.

Overall, this is an excellent example of a substantial traditional flat, combining generous room proportions and character with modern kitchen and bathroom facilities in a particularly convenient Kilmarnock location.

This unique traditional flat boasts an excellent location, just a short distance from Kilmarnock town centre and Howard Park, Kilmarnock. Everyday shopping is well catered for, with a selection of local retailers and a Morrisons Supermarket nearby. A broader choice of supermarkets, retail outlets, bars and restaurants, and cafes are available. Public transport services locally include regular bus services on nearby Irvine Road with frequent rail travel from Kilmarnock Railway Station found within close proximity. For the motorist there are good road links providing easy access to A77/M77 Motorway.



Floorplans are indicative only - not to scale
Produced by Plushplans

DIMENSIONS

Lounge	18’2” x 13’8”
Bedroom One	14’0” x 10’0”
Bedroom Two	11’10” x 8’10”
Kitchen	12’0” x 8’2”
Bathroom	8’6” x 6’0”

COUNCIL TAX

Band B

ENERGY RATING

C

INCLUSIONS

Fitted floor coverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

FEATURES

Well-maintained communal entrance and stairwell
Excellent storage
Two spacious double bedrooms
Large communal area to the rear
Modern kitchen and bathroom
Gas central heating
Double glazing

TRAVEL DIRECTIONS

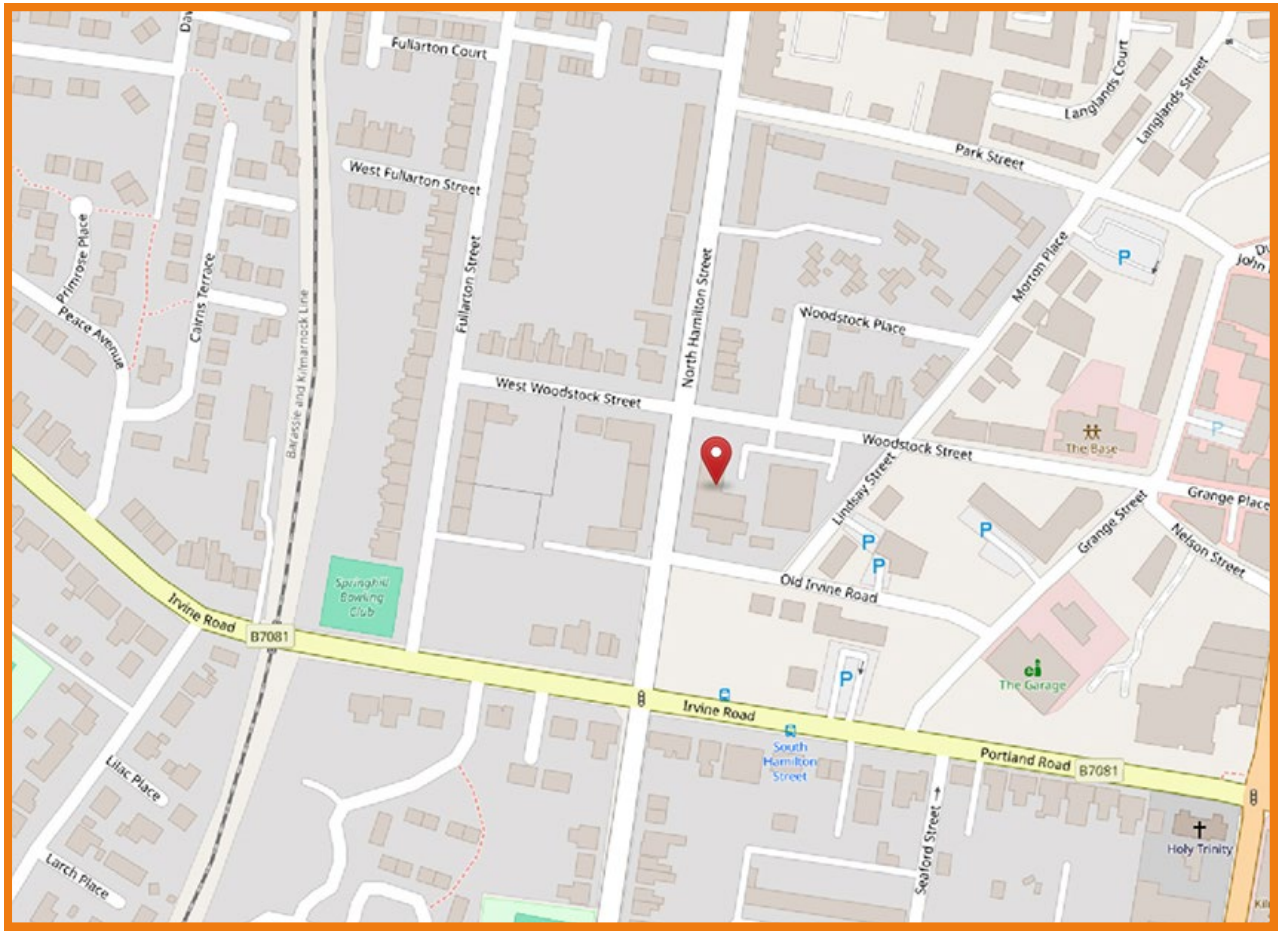
From our offices on Grange Place, travel away from John Finnie Street and cross Grange Street onto Woodstock Street. Continue along Woodstock Street, turning left into North Hamilton Street, where the property is situated immediately on the right-hand side.

VIEWING

Strictly by appointment through Barnetts on 01563 522137.

ENTRY DATE

By arrangement



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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