



**Apartment 15, Barclay House, West Langlands Street, Kilmarnock, KA1 2PR**  
**Offers Over £85,000**

Excellent opportunity to purchase this fully refurbished IMPRESSIVE GROUND FLOOR FLAT enjoying a superb location just a short distance from Kilmarnock Town Centre.

Presented to the market in a condition that can only be described as new bright and spacious flat offers an excellent level of accommodation throughout. The property is accessed from the communal reception hall via a security entry system from the residents' car park to the rear. Accommodation comprises reception hall with storage cupboards, bright and very spacious lounge/ living space incorporating the kitchen area to the side, a bright double bedroom with built in wardrobes and a modern internal shower room.

Features of the superb flat include gas central heating, double glazing, an excellent of storage and residents' parking.

There is a large Morrison's supermarket across the road from the flat. More extensive shopping facilities can be found within Kilmarnock town centre which features many high street names. Public transport services locally include regular bus services on nearby on Bonnyton Road and Irvine Road with frequent rail travel from Kilmarnock railway station found within close proximity. A broader choice of supermarkets, retail outlets, bars, restaurants, and cafes can be found in Kilmarnock Town Centre, along with gyms, golf courses, and additional leisure services.

#### DIMENSIONS

Living space	14'2" x 19'0"
Bedroom	11'0" x 11'1"
Shower room	5'9" x 7'7"

#### COUNCIL TAX

Band C

#### ENERGY RATING

C

#### FEATURES

Fully refurbished and presented as new  
 Excellent location  
 Good public transport services  
 Spacious public room  
 Residents parking  
 Viewing recommended

#### INCLUSIONS

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

#### TRAVEL DIRECTIONS

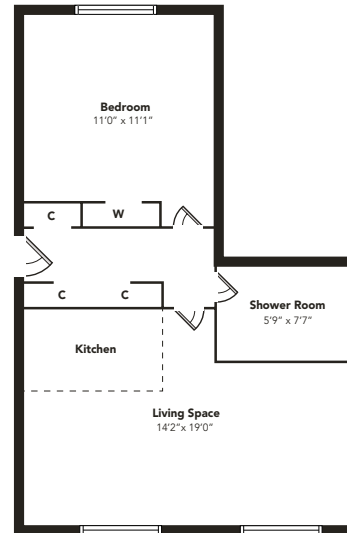
Travelling from our offices on Grange Place, travel away from John Finnie Street, cross Grange Street onto Woodstock Street. Continue onto Woodstock Street turning right into North Hamilton Street at T Junction and traffic lights right into West Langlands Street then right into the Barclay House parking area.

#### VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

#### ENTRY DATE

By arrangement



Floorplans are indicative only - not to scale  
 Produced by [Plushplans](#)



#### 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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