



**Flat 5, Annanhill House, Kilmarnock, KA1 2RT**  
**Offers Over £155,000**







Unique opportunity to purchase this fabulous, spacious apartment offering significant accommodation over two levels within the magnificent Annanhill House.

Annanhill House is a Georgian mansion on the west side of Kilmarnock, originally built for the Dunlop family around 1796 and later converted into a small number of private apartments. The property retains elegant architectural proportions, fine period detailing, and is set within beautifully maintained garden grounds providing an impressive and peaceful setting.

The property is presented in good condition and offers accommodation over two levels. Accessed from the main entrance to Annanhill House, the apartment opens into its own private dining hall, which provides access via French doors to the magnificent formal lounge. On the other side of the dining hall lies a galley-style kitchen with a small breakfasting area. A staircase leads to the lower level, where there are two large double bedrooms — the larger featuring a changing area and access to a toilet/shower room — along with a large shower room. The property further benefits from gas central heating, fabulous communal garden grounds, and resident parking to the front.

This property enjoys an excellent position within a much sought-after area, just a short distance from Kilmarnock Town Centre. There is a selection of nearby shops for all day to day requirement with more extensive shopping available towards Kilmarnock offering a wide selection of supermarkets, bars, restaurants and cafes. Public transport facilities include a regular bus service on Irvine Road connecting from Kilmarnock to Irvine with frequent rail travel from Kilmarnock railway station. Schooling is available locally at primary level with secondary level education. University Crosshouse Hospital is a short distance from the property. There are excellent road links providing access to the A71, A77 and M77 Motorway.

This is a unique property, and only by viewing can one fully appreciate the spacious and elegant accommodation currently on offer.

#### DIMENSIONS

Lounge  
Kitchen  
Dining Hall  
Bedroom 1  
Bedroom 2  
Shower Room  
Wardrobe/Changing Area

22'10" × 16'08"  
13'5" × 6'9"  
16'08" × 8'10"  
16'06" × 11'08"  
12'8" × 8'0"  
9'5" × 8'2"  
4'10" × 9'7"

#### FEATURES

Unique property within magnificent building  
Excellent location  
Good public transport services  
Very spacious traditional lounge  
Two double bedrooms  
Gas central heating

#### INCLUSIONS

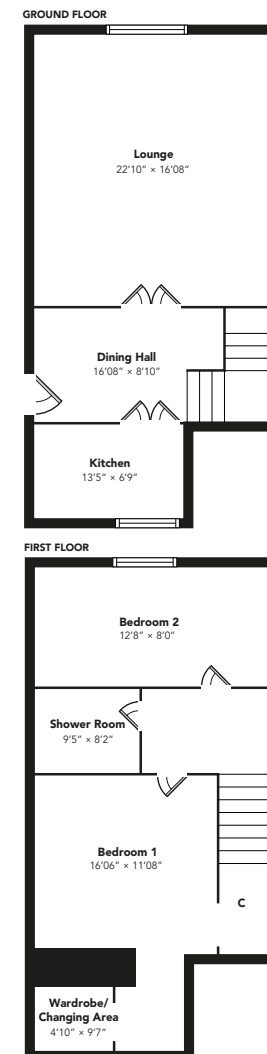
Fitted floor coverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

#### COUNCIL TAX

Band E

#### ENERGY RATING

D



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





### TRAVEL DIRECTIONS

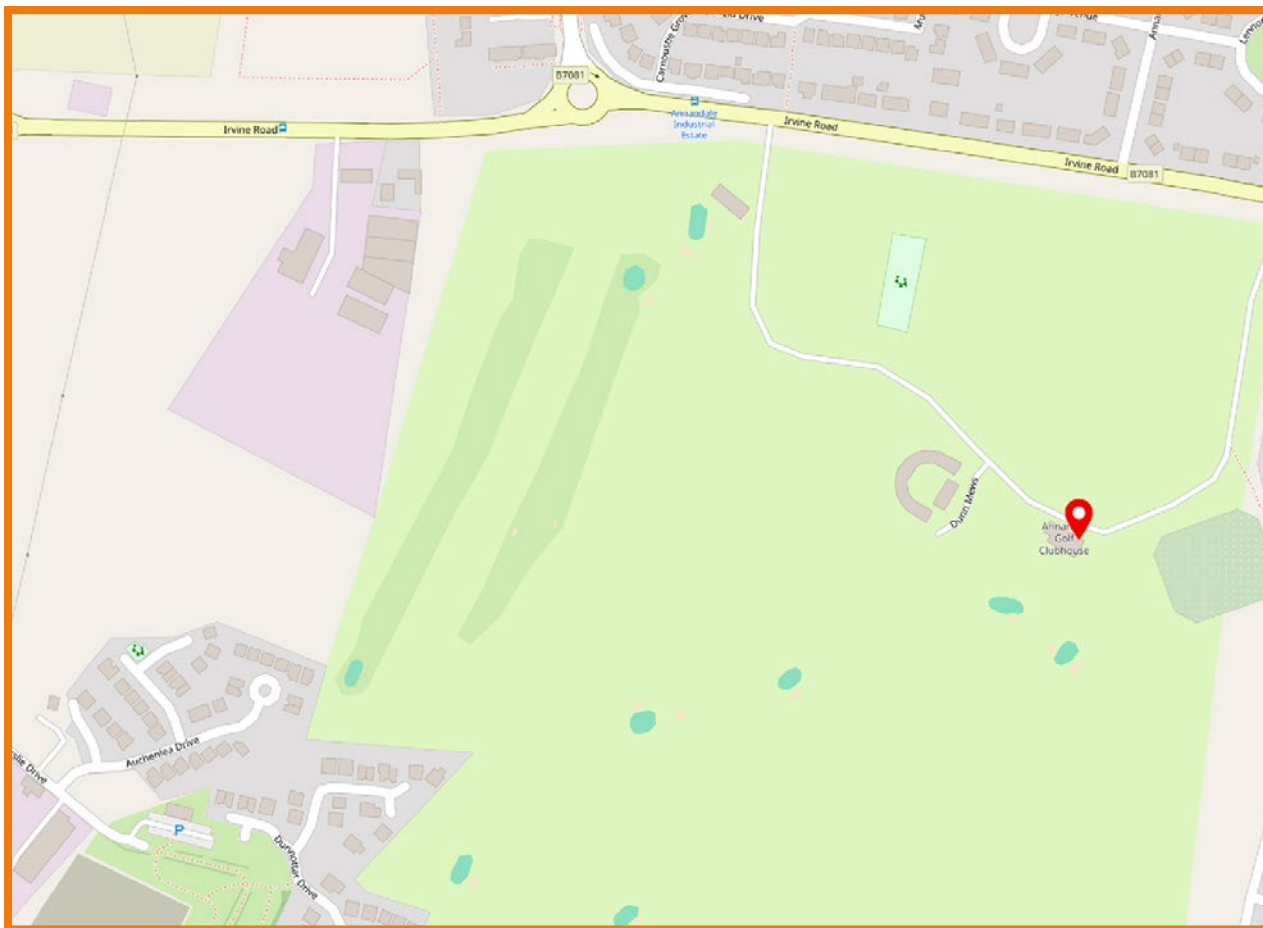
Travelling from Kilmarnock town centre on Irvine Road the property sits on the left hand side.

### 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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