



10 North Hamilton Place, Kilmarnock, KA1 2QN
Offers Over £60,000

Excellent opportunity to purchase this attractively priced UPPER COTTAGE FLAT in need of upgrading and modernisation throughout enjoying a short distance from Kilmarnock town centre.

Situated at the end of a quiet cul de sac this bright and spacious flat in need of complete upgrading offers an excellent level of accommodation with an open outlook to both the front and rear. Accessed from the side, accommodation comprises reception hall, bright spacious lounge, two double bedrooms, kitchen and a bathroom. Large garden area to the side.

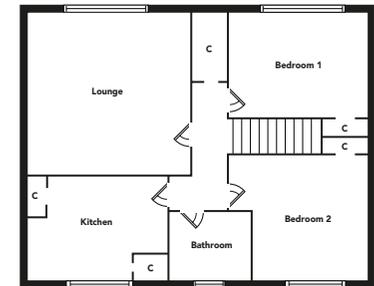
There is a large Morrison's supermarket just a short walk from the flat. More extensive shopping facilities can be found within Kilmarnock town centre which features many high street names. Public transport services locally include regular bus services on nearby on Bonnyton Road and Irvine Road with frequent rail travel from Kilmarnock railway station found within close proximity. Kilmarnock town centre also offers an excellent choice of bars, restaurants and cafes.



North Hamilton Street, North Hamilton Place is located towards the end on the left.

VIEWING
Strictly by appointment through Bar-
netts 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.

DIMENSIONS

Lounge	14'3" x 13'0"
Kitchen	12'0" x 10'8"
Bedroom 1	12'0" x 11'5"
Bedroom 2	12'0" x 10'0"
Bathroom	5'9" x 5'7"

COUNCIL TAX

Band A

ENERGY RATING

C

FEATURES

Significant upgrading required
Excellent location
Good public transport services

Two bedrooms
Large garden
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



7-9 Grange Place, Kilmarnock KA1 2BH

T. 01563 522 137

Email. property@barnettslaw.co.uk

Website: www.barnettslaw.co.uk