



lomond

make yourself a home

17 Rugby Crescent, Kilmarnock KA1 2DE

Accommodation

Perfectly positioned on the ground floor within this purpose built complex of flats, this impressive two bedroom style property has plenty of appeal to various buyer types. With accommodation situated on one level this property is perfectly suited to those looking for single level living as well as first time purchasers starting out on their journey of home ownership.

The property benefits from its own door entry as well as parking to the front and communal gardens at the rear. The property is neatly appointed and is in walk in condition ready for the new owner with a range of modern fixtures and fittings including a lovely kitchen with appliances and bathroom with shower over the bath. There are two bedrooms, the master features a large wardrobe with sliding mirror doors. The lounge is to the front and offers direct access to the kitchen. Furthermore the property has gas central heating and double glazing.

Situation

Rugby Crescent is within a particularly convenient and sought after part of town, albeit a quiet cul de sac, it is a short walk from South Hamilton Street, known for being a hub of activity and linking with the town centre including John Finnie Street offering an array of shops and eateries. The Park Hotel is around the corner with the highly regarded Blues Restaurant and Pavilion Café Bar. There are also excellent transport links with the town centre and beyond. Within the town centre of Kilmarnock there is a further impressive range of amenities including both train and bus station with direct link to Glasgow City Centre.

- Impressive Ground Floor Flat
- Main Door Entry
- Modern Fitted Kitchen & Bathroom
- Freshly Decorated Throughout
- Secure Cul-De-Sac with Private Parking
- Access to Communal Gardens
- Gas Central Heating, Double Glazing



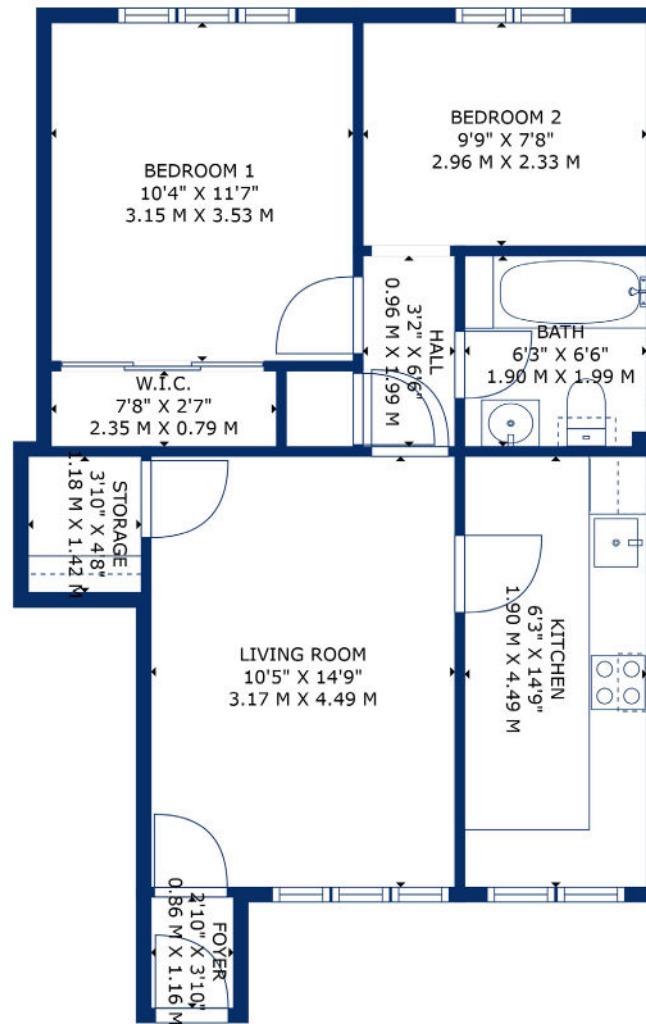
 2 Bedrooms

 52 sqm

 2 Public Rooms

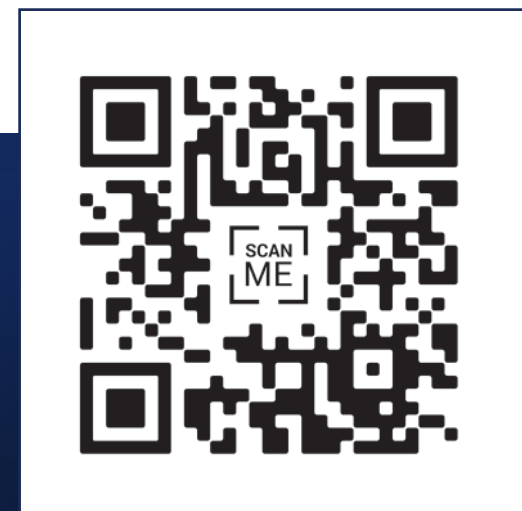
 EPC Rating C





 **51 Main Street, Prestwick**
01292 471511

 **52 Bank Street, Irvine**
01294 317013



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