



WARDS PLACE

**lomond**

make yourself a home

1b Wards Place, Kilmarnock KA1 1RH

## Accommodation

Traditional living with a hint of modern tastes; 1b Wards Place looks onto the popular Howard Park, yet just a short walk to the town centre of Kilmarnock. Internally the accommodation comprises open plan lounge/ kitchen, with two bedrooms (master en suite) and WC. Externally the property comes with communal gardens to the rear.

In greater detail the entrance close is well cared for and allows access to the rear garden. The ground floor apartment extends to entrance hallway with good storage off. The front facing lounge, is open plan to the fitted kitchen. Traditionally high ceilings, feature fireplace and feature bay window are just a few of the property highlights. There are two bedrooms, the first of which is double in size, with luxury en suite bathroom with bath, over shower, all finished to stylish modern tiling. Bedroom 2 is front facing accessed via the WC- giving a sense of en suite to this bedroom too. With so many of us working from home bedroom 2 is currently used as an office.

## Situation

The property is well positioned looking directly onto Howard Park with it's cycle and walking paths, well cared for gardens and children's play area. Along the road is the ever popular Park Hotel and Conference Centre with its highly reputed Blues & Pavilion Restaurants. At the foot of Dundonald Road is the thriving John Finnie Street with its excellent range of bars and restaurants, shops, bank and other facilities. Bank Street has a range of boutique shops and cafes while both the bus and train stations offer a fantastic service including a direct link to Glasgow City Centre. For the commuter the recently upgraded M77 links to Glasgow in the north and Ayr in the south.

- Ground Floor Apartment
- Two Bedrooms
- Central Location
- Traditional Features
- Open Plan Living
- Sun Room
- Views To Howard Park



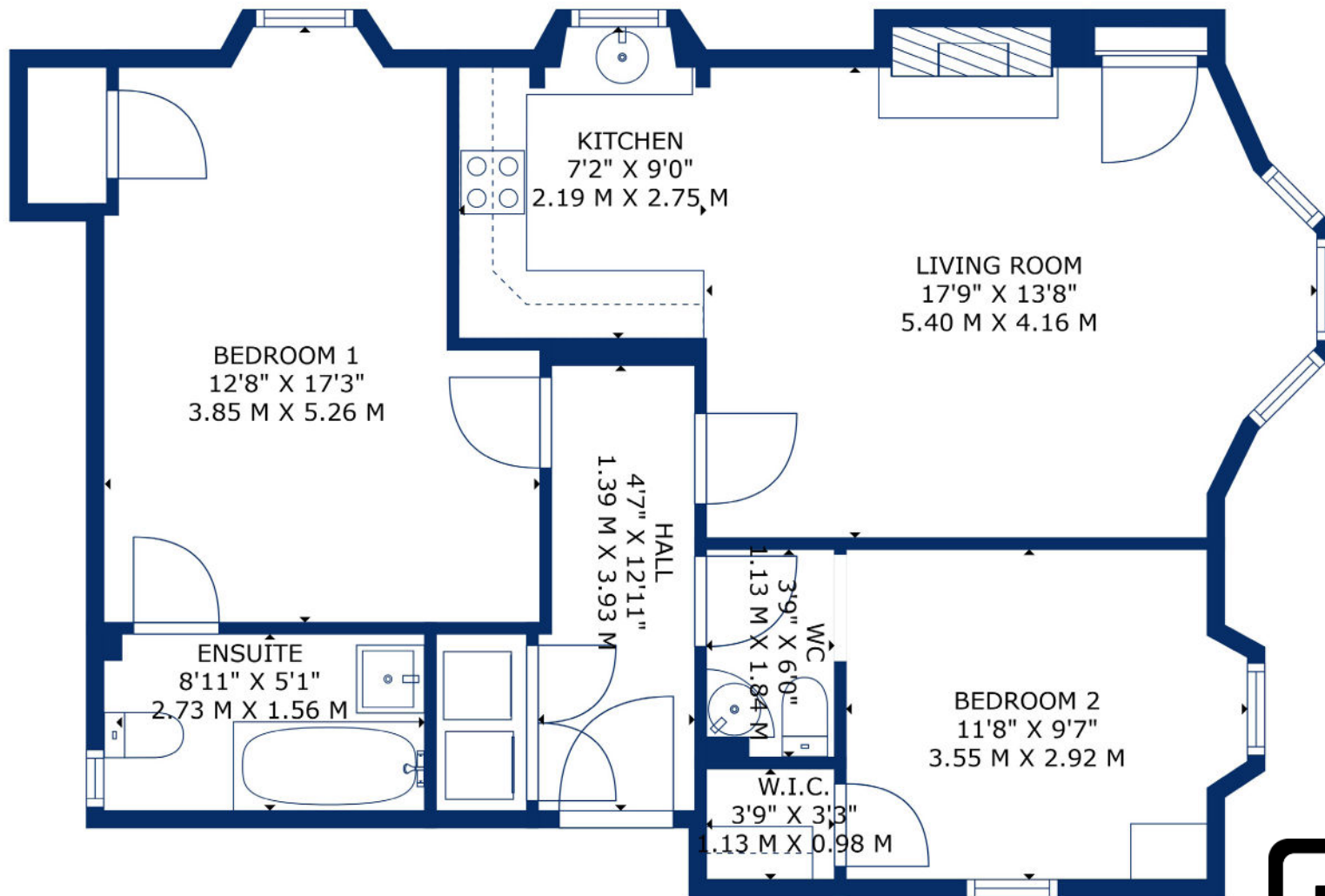
 2 Bedrooms

 69 sqm

 2 Public Rooms

 EPC Rating D





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**01294 317013**



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