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**lomond**  
make yourself a home

34 Old Street, Kilmarnock KA1 4DX



## Accommodation

Positioned within a highly convenient location in the Riccarton area of Kilmarnock and featuring a fresh, neutral décor scheme this impressive ground floor flat offers an excellent opportunity to a range of buyer types. Offering on the level accommodation as well as two spacious bedrooms and a modern open plan living arrangement, the property will appeal to both young buyers as well as downsizers or those looking for single level living.

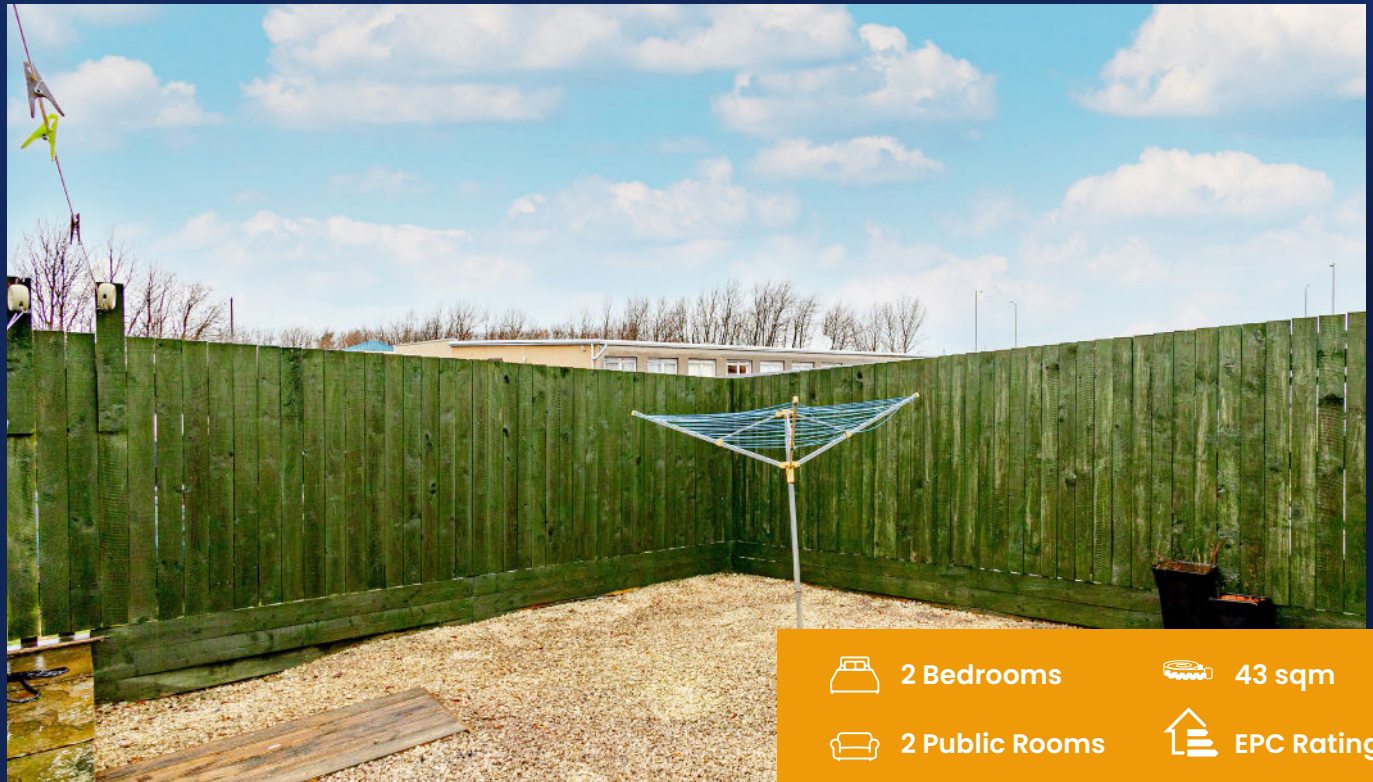
Externally there is driveway parking for two cars at the side of the property as well as a private area of garden at the rear. The rear garden is mainly laid for low maintenance with stone chippings and a slab pathway. Upon entering the flat, the initial hallway leads to the main apartments within, these include the spacious open plan living area incorporating a modern fitted kitchen. The kitchen has a range of wall and floor mounted units in a beech finish with integrated oven, hob and extractor hood. There are two good sized bedrooms, both with the convenience of built in wardrobes and completing the accommodation is the main bathroom with three piece suite including WC, wash hand basin and bath with electric shower above. Further benefits include gas central heating and double glazing.

**\*\*Please be aware some rooms have been digitally furnished to give an idea of what can be achieved with furniture. Original images are available upon request.\*\***

## Situation

Located in the heart of Kilmarnock, this property benefits from easy access to a range of local amenities, including shops, restaurants, and public transport links. The a/M77 is close by and provides easy commuting to Glasgow in the North and Ayr in the South. This delightful two-bedroom ground floor flat is a must-see for anyone looking for property which is in true walk in condition with a host of modern fixtures and fittings

- Ground Floor Flat
- Presented in Excellent Condition
- Open Plan Living
- Modern Fixtures & Fittings
- Fresh Netral Deccor
- Quiet Convienent Location



 2 Bedrooms

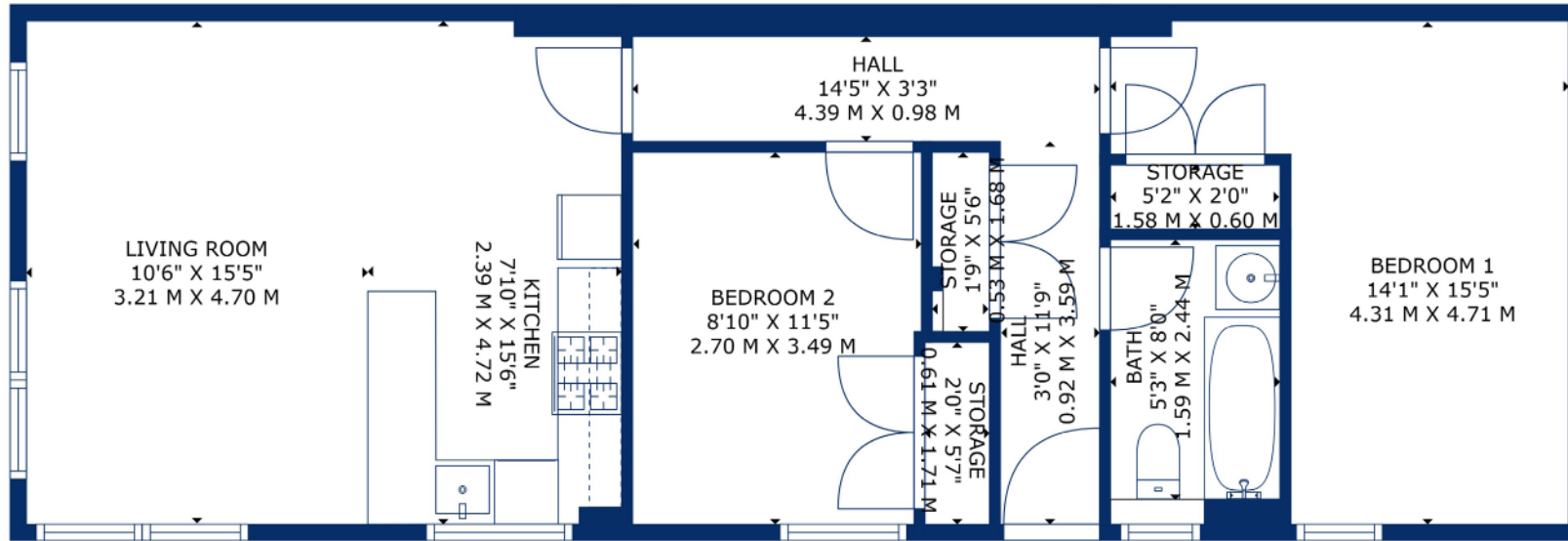
 43 sqm

 2 Public Rooms

 EPC Rating C

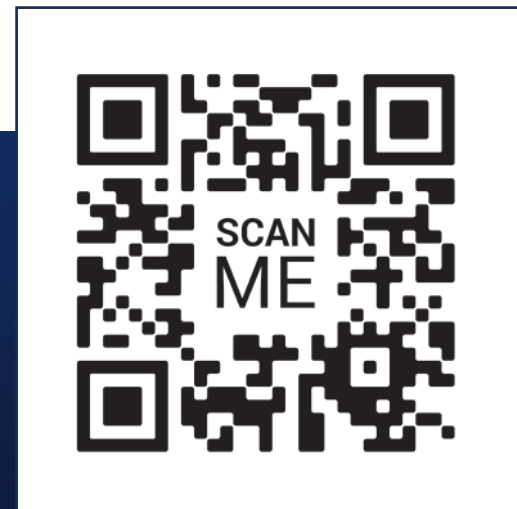






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