



ANDREW BARCLAY SONS & CO OFFICES

  
**lomond**  
make yourself a home

38 Barclay House, Kilmarnock KA1 2PR

## Accommodation

Barclay House, a converted listed building formerly known as the Caledonia Works, historically home to Andrew Barclay & Sons locomotive engineers, has been transformed into a collection of 62 stylish and contemporary apartments. Among these, No 38 stands out as a ground floor flat with broad appeal to a diverse range of potential buyers.

The property's layout is thoughtfully designed, providing a range of attractive features. It includes an entranceway equipped with a security intercom system for residents' peace of mind. Upon entering, you'll find a welcoming reception hall complete with storage cupboards for added convenience. The spacious lounge seamlessly integrates with a modern open plan kitchen area, which boasts high-quality integrated appliances, including an oven, hob, hood, and washer-dryer. A comfortable double bedroom offers a cozy retreat with built-in wardrobes, while the bathroom incorporates a bath, WC and wash hand basin, adding a touch of luxury to daily routines. The apartment is equipped with gas central heating and double glazing, ensuring year-round comfort and energy efficiency. For enhanced security, an alarm system is in place. Additionally, the property includes an allocated parking space within the spacious courtyard, making parking hassle-free for residents. Barclay House's prime location is central to Kilmarnock's town center, making it a convenient choice for residents. Most amenities are just a short walk away, including the bustling high street, King Street, which serves as the main shopping hub. The proximity to the railway station and supermarkets further enhances the overall convenience of living in this desirable location.

## Situation

In summary, No 38 Barclay House offers a blend of modern living and historic charm within a well-connected location. Its thoughtful design and array of amenities make it an appealing choice for a wide range of buyers seeking stylish and convenient living in Kilmarnock.

- Modern Ground Floor Apartment
- Located within a Convenient Location
- Communal & Allocated Parking
- Large Open Plan Living Room and Kitchen
- Modern Bathroom

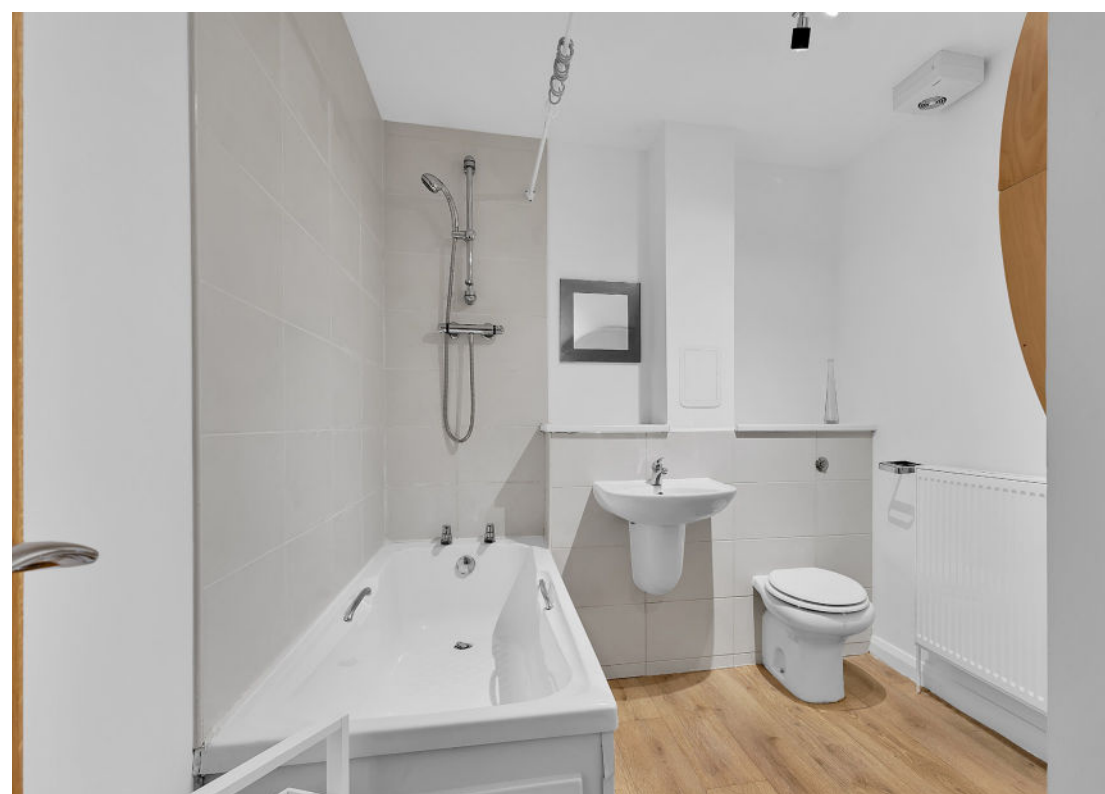
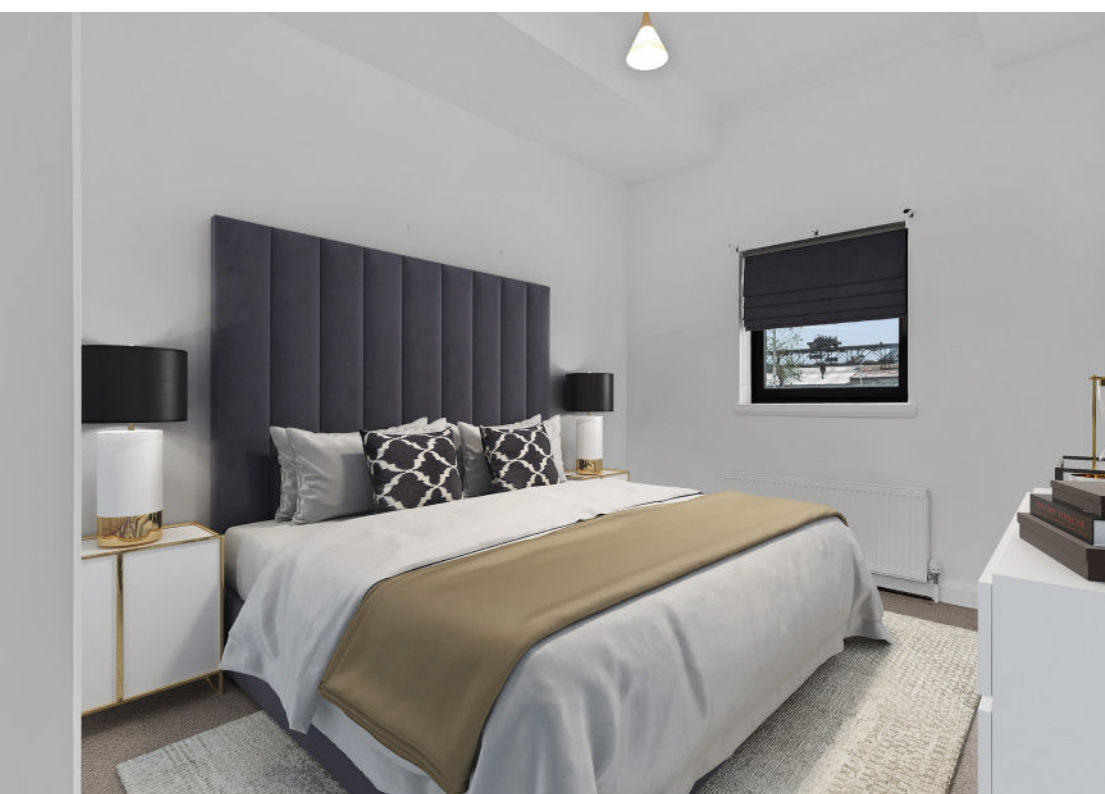


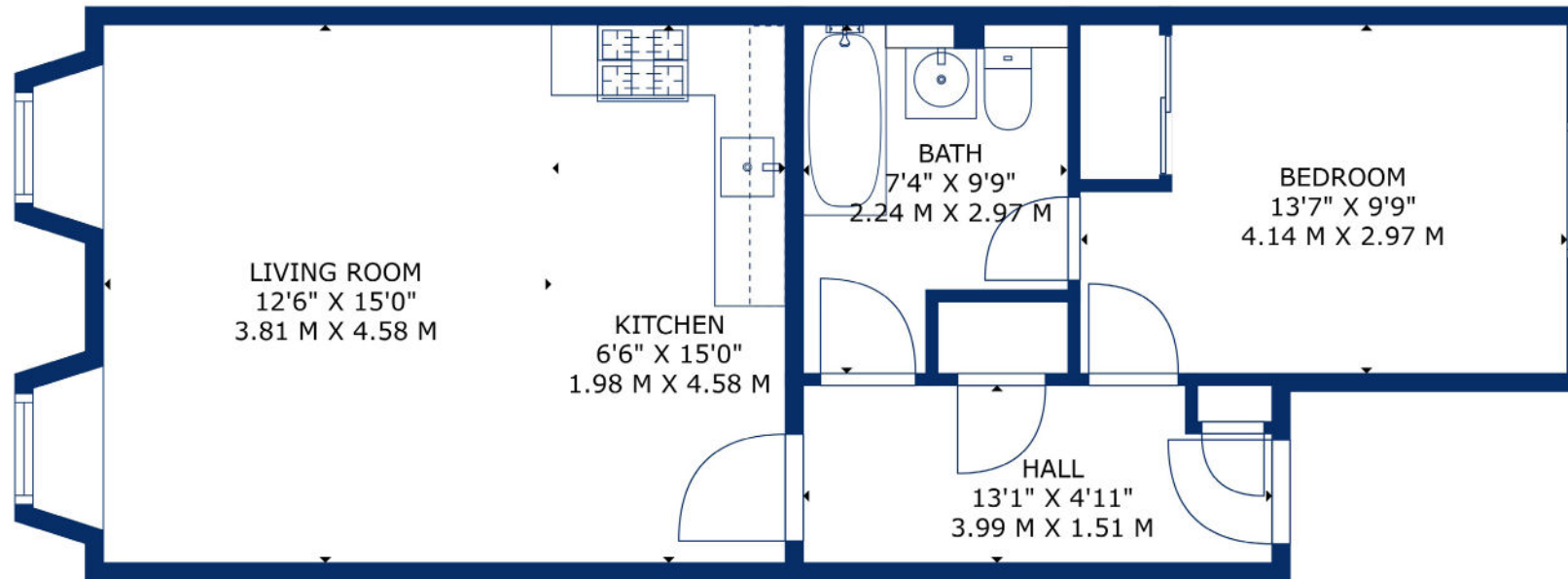
 1 Bedrooms

 54 sqm

 2 Public Rooms

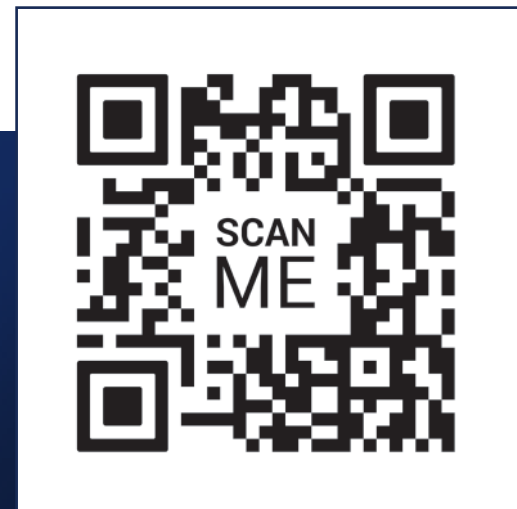
 EPC Rating C





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