



23A Wellington Street, Kilmarnock, East Ayrshire, KA3 1DW



Occupying the whole first floor area is this spacious and well presented conversion of this former detached villa and conveniently located close to local shops and Kilmarnock Town Centre. This attractive home was redeveloped to form this spacious flat but still retains the character and proportions of a traditional villa. The accommodation comprises: private rear access and staircase to first floor landing. Via main door onto welcoming reception hallway offering access all apartments. To the front is the generous lounge with dual aspects to front and rear. Off hall is the large and stylish dining kitchen with ample base and wall units with integrated appliances, feature breakfast bar and family sized dining area. The flat is further enhanced by the 2 good sized double bedrooms and the attractive tiled 3 piece bathroom, gas central heating and double glazing. To the front is the mature landscaped garden shared between the lower and upper conversions. A path leads along the gable of the property to a communal garden and patio area to the rear with an external door to internal stairs leading to the first floor level. Kilmarnock Town Centre offers an excellent range of shopping facilities with regular services Kilmarnock Railway Station and connections to Glasgow City Centre. There are excellent road links from Kilmarnock both via the (A71) towards Irvine and the Clyde Coast and the (M77) motorway.

Please refer to published Home Report for EER band.





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KA3 1DW



To view contact:

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Mon & Tue: 9.00am - 5.30pm

Wed & Thu: 9.00am - 7.00pm

Fri: 9.00am - 5.00pm

Sat: 9.00am - 1.00pm



ACCOMMODATION

LOUNGE - 15'6" x 15'5" (4.72m x 4.7m)

DINING KITCHEN - 20'2" x 11'4" (6.15m x 3.45m)

BATHROOM - 9'6" x 5'1" (2.9m x 1.55m)

BEDROOM 1 - 11'2" x 11' (3.4m x 3.35m)

BEDROOM 2 - 11'4" x 9'2" (3.45m x 2.8m)