





McEwan Fraser Legal

Solicitors & Estate Agents

**0141 404 5474**

# 40 Titchfield Street

GALSTON, EAST AYRSHIRE, KA4 8AZ









LOCAL AMENITIES

BUS LINKS

M77/M74 ROAD LINKS

RAIL LINKS

# 40 TITCHFIELD STREET

40 Titchfield Street is situated within walking distance of Galston town centre and the property is ideally placed to benefit from the many local amenities the town has to offer such as a wide selection of local shops with more extensive shopping available in the nearby town of Kilmarnock. Supermarket shopping is also found locally, again with further supermarket shopping within Kilmarnock.

Public transport facilities include regular bus services connecting to Kilmarnock town centre with Kilmarnock itself offering frequent rail travel to Glasgow and all points beyond.

There are excellent road links providing easy access to the M77 motorway and M74 via Stonehouse. Schooling is available locally at both primary and secondary levels.

Part exchange available. We are delighted to offer for sale this very spacious two bedroom flat, situated in a preferred first floor position with all amenities on its doorstep. This property would be a fantastic acquisition for a wide variety of potential buyers looking for their ideal home. It is a superb spot offering great commuting links, as well as very easy stroll to all local amenities.

This apartment was meticulously designed to create a spacious, low maintenance, way of living. The flat has been well designed to maximise the natural available light to create a modern ambience. A welcoming entrance hallway allows access to all rooms. An immediately bright and spacious lounge is flooded with natural light from the front facing, floor to ceiling picture window - which also offers an interesting outlook.

The kitchen has been professionally fitted to include a modern range of floor and wall mounted units with a contrasting worktop - creating a fashionable and efficient work-space.

It also comes with a selection of integrated appliances. The two well proportioned bedrooms have a range of furniture configurations with space for additional free standing furniture if required. A contemporary wet room suite completes the accommodation internally.

The flat also benefits from both electric heating and double glazing to create a warm, yet cost effective way of living all year round.

TOP -
LOUNGE

BOTTOM -
BEDROOM 1/2
WET ROOM
STUDY















# PROPERTY SPECIFICATIONS

## FLOOR PLAN - DIMENSIONS - LOCATION

Approximate Dimensions
(Taken from the widest point)

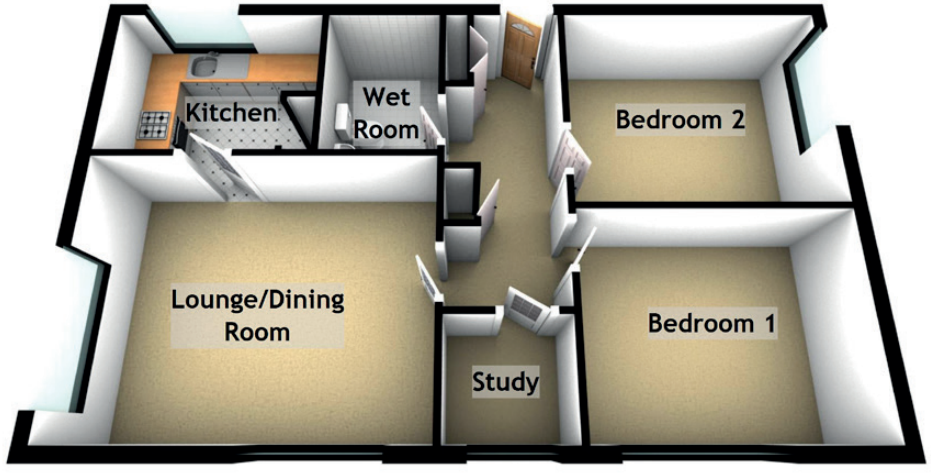
| | |
|---|---|
| Lounge/Dining Room | 5.31m (17'5") x 3.65m (12') |
| Kitchen | 3.02m (9'11") x 2.23m (7'4") |
| Bedroom 1 | 3.71m (12'2") x 3.00m (9'10") |
| Bedroom 2 | 3.71m (12'2") x 3.01m (9'11") |
| Study | 1.66m (5'5") x 1.57m (5'2") |
| Wet Room | 2.23m (7'4") x 1.65m (5'5") |

Gross internal floor area (m²) - 67m²

EPC Rating - D

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



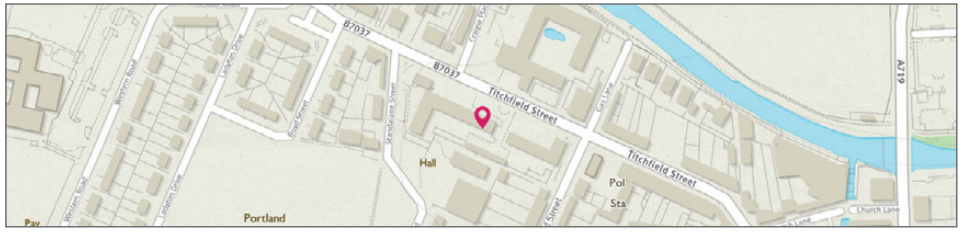




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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES



Text and description
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