

Apartment 51, Barclay House

WEST LANGLANDS STREET, KILMARNOCK, KA1 2PR



A fabulous two-bedroom apartment that enjoys an enviable, elevated position to create a spacious, low-maintenance, design-led property that oozes modern living



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Barclay House is a converted listed building formerly known as the Caledonia Works, historically home to Andrew Barclay and Sons locomotive engineers, and has been transformed into a collection of 62 stylish and contemporary apartments, built by Klin Homes. Among these, No 51 stands out as an upper-floor flat with broad appeal to a diverse range of potential buyers. This fabulous apartment enjoys an enviable, elevated position to create a spacious, low-maintenance, design-led property that oozes modern living. The property commands an excellent internal specification, that is a spacious, well-designed apartment which may be of particular interest to a professional couple seeking an easily managed property centrally placed for shops, bars, restaurants and road links or perfect for first-time buyers.

THE LOUNGE/KITCHEN



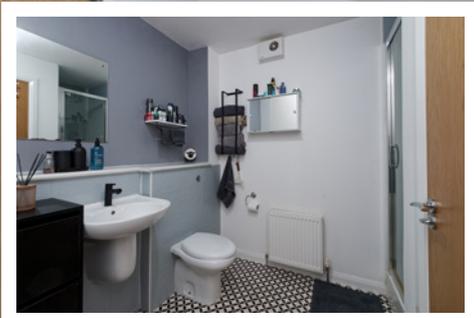
The perfect apartment for entertaining is the open-plan kitchen, which extends into the well-proportioned living and dining area, ensuring that the chef is never far away from the party. The kitchen is a feast of modern, minimalistic chic, with a streamlined work surface over flush unit doors in natural tones and a range of integrated appliances - meaning it's equipped for convenience and functionality. The extensive glazing in this zone makes the most of the natural light to create a modern and contemporary ambience.





Clear, crisp and contemporary styling continues into the two well-proportioned bedrooms, with a range of furniture configurations and space for additional furniture if required. The master bedroom is further complemented with fitted wardrobes, creating excellent storage space. The sleek three-piece main bathroom suite with overhead shower completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



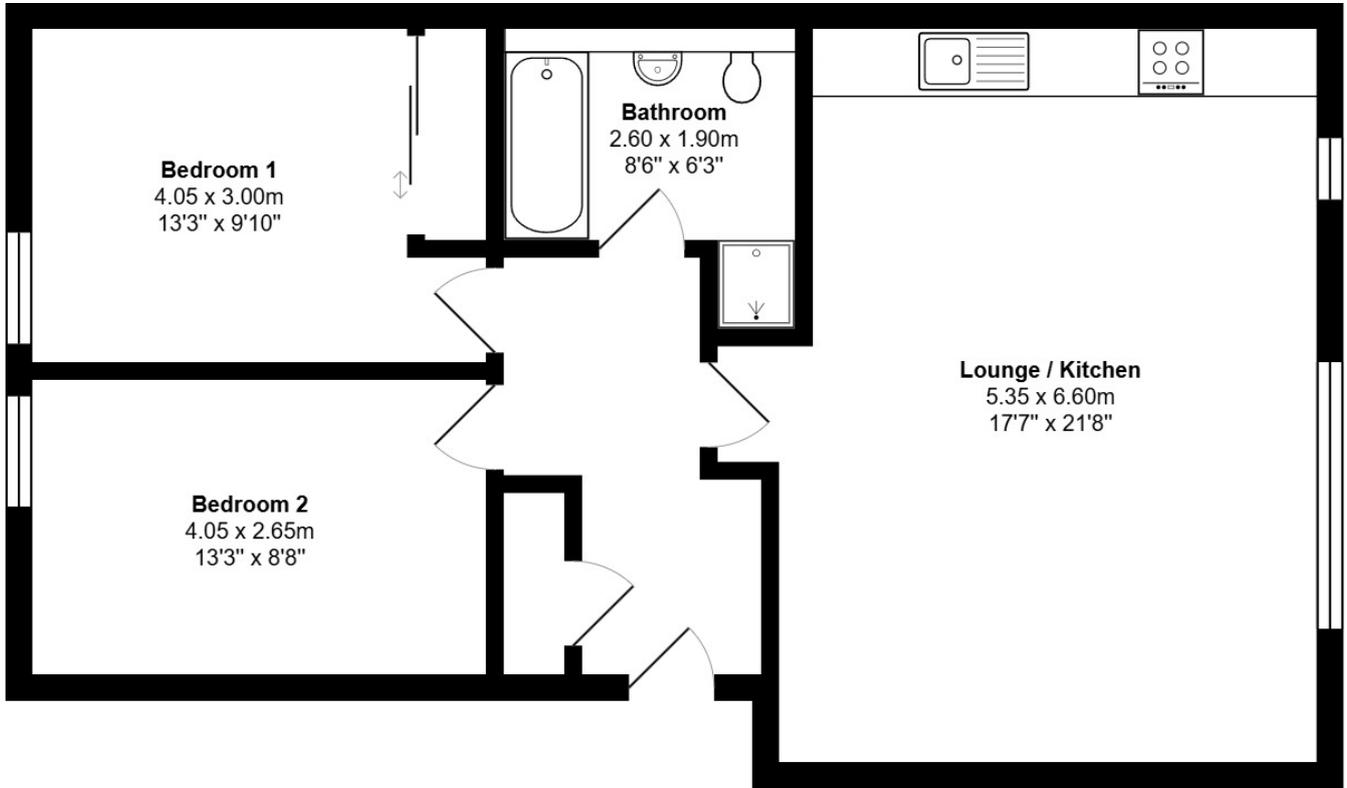
The property is serviced by gas central heating, which ensures a warm yet cost-effective way of living all year round. Residents can also enjoy further peace of mind with a door entry handset.

EXTERNALS



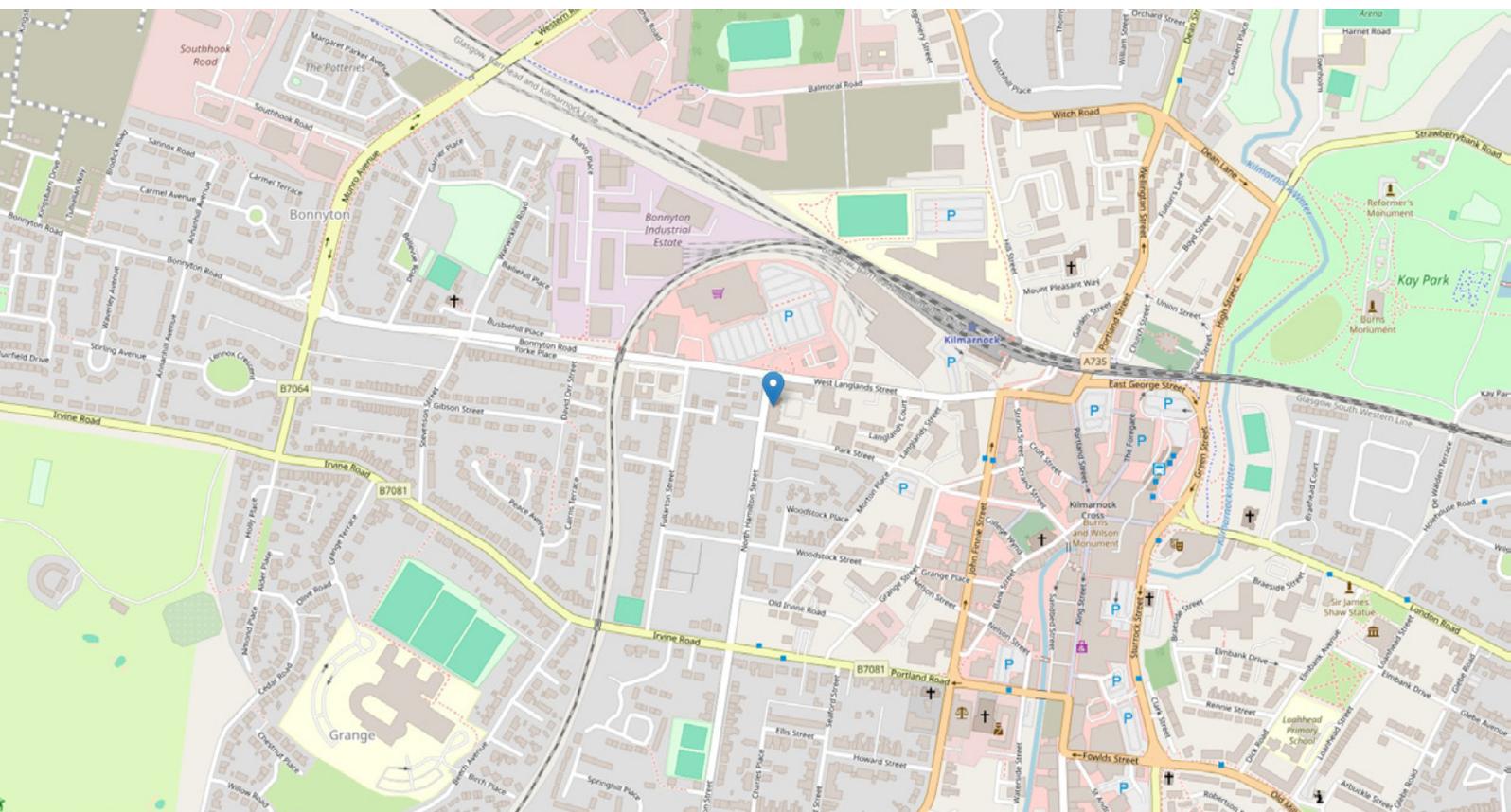
Lifestyle is highly regarded within the development, which features allocated parking and well-kept communal grounds.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 70m² | EPC Rating: B



THE LOCATION

Apartment 51, Barclay House is positioned in a popular pocket of Kilmarnock within close proximity to the town centre, and as such, the property is ideally placed to benefit from the many amenities which Kilmarnock has to offer. These include a wide selection of shops, including many high street names. There is also a large retail park which can be found a short distance from the property.





Public transport facilities within the area include regular bus services and frequent rail travel from Kilmarnock Railway Station. For the motorist, there are good road links providing easy access to the A77/M77 Motorway.

Primary and secondary schooling can be found close by as well as a host of hotels, restaurants, coffee shops, bars, sports centre, rugby fields, a golf course, cinema and, of course, Kilmarnock FC. Ayrshire is famous for golf with championship courses at Royal Troon, Prestwick and Turnberry. Kilmarnock is home to Caprington, Annanhill and the new private course at Rowallan Castle, a mere seven-minute drive away. It should be noted that Silverburn is only a fifteen-minute drive away.



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