



23 Academy Apartments
Elmbank Avenue
P.O.A.

GREIG
Residential



23 Academy Apartments

Kilmarnock, KA1 3BT

Forming part of the striking, historic Academy Apartments building boasting a wealth of character is this impressive two bedroom apartment complete with mezzanine providing a second flexible living space. Presented in first class condition having been upgraded and maintained excellently by the current owner, this is a true example of stunning modern day living with intricate finishings and open plan living. Further enhanced with private access to loft space providing additional storage or conversion potential, subject to local planning consents. A great selection of stunning large windows throughout the apartment provides elevated open leafy views from second floor level and allows an abundance of light. Local amenities including town centre, bus and train station are within close proximity.





Hallway

With access via the beautiful, well maintained communal entry, the welcoming entrance hallway provides access to lounge/kitchen, bathroom and two bedrooms with laminate flooring, contemporary grey decor and large practical storage cupboard. Staircase leading to the upper level.

Lounge/Kitchen

7.95m x 3.12m (26' 1" x 10' 3") A contemporary open plan layout allowing modern day living from the lounge to kitchen with laminate flooring, contemporary decor, three double glazed windows to the front and one to the side. Plentiful space for living furniture. The kitchen is complete with a range of stylish navy shaker handle-less wall and base storage units with contrasting white work surfaces, stainless steel sink and drainer, integrated appliances including fridge/freezer, oven, microwave, gas hob and dishwasher. Plumbing/space for washing machine.

Mezzanine Sitting Room

4.75m x 4.39m (15' 7" x 14' 5") On the upper level, this excellent flexible living space offers large walk in storage cupboard, soft neutral decor, ceiling spotlights and laminate flooring.



Bedroom One

5.56m x 2.79m (18' 3" x 9' 2") The master bedroom is a generous double offering fresh white decor with feature tiled wall, laminate flooring and double glazed window to the side. Door access to en suite and plentiful space for freestanding furniture.

Master En Suite

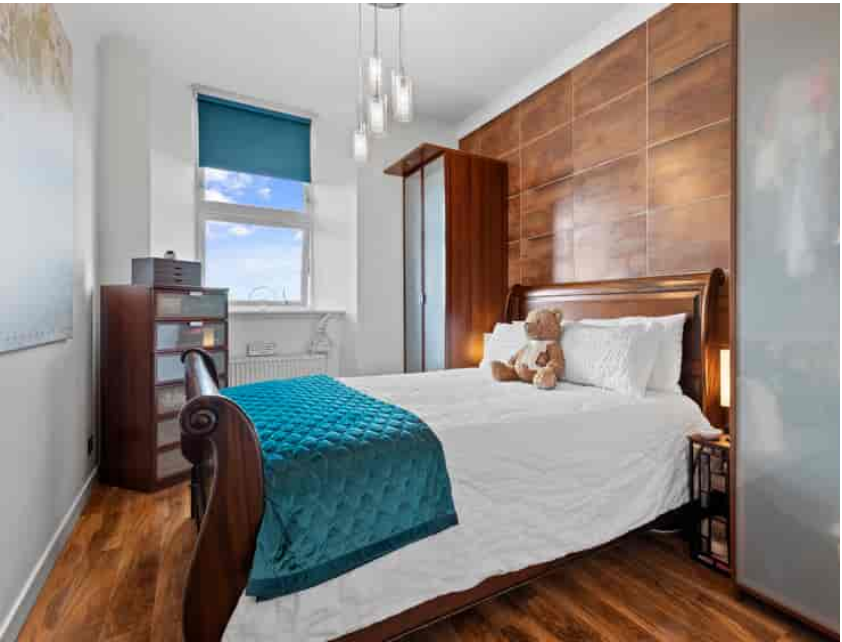
1.71m x 1.50m (5' 7" x 4' 11") Three piece master en suite comprising of wash hand basin, wc and corner shower cubicle. Neutral tiling to walls and floor, ceiling spotlights and heated towel rail.

Bedroom Two

3.85m x 2.49m (12' 8" x 8' 2") The second double bedroom offers stylish grey decor, laminate flooring, fitted wardrobes providing storage space and double glazed window to the side.

Bathroom

2.22m x 1.92m (7' 3" x 6' 4") Completing the accommodation is the three piece bathroom suite comprising of wash hand basin, wc and bath. Modern tiling to walls and floor, ceiling spotlights and heated towel rail.



External

Communal wraparound garden grounds laid with lawn. Private residents' parking to the rear with security gate access. Open greenery to the front.

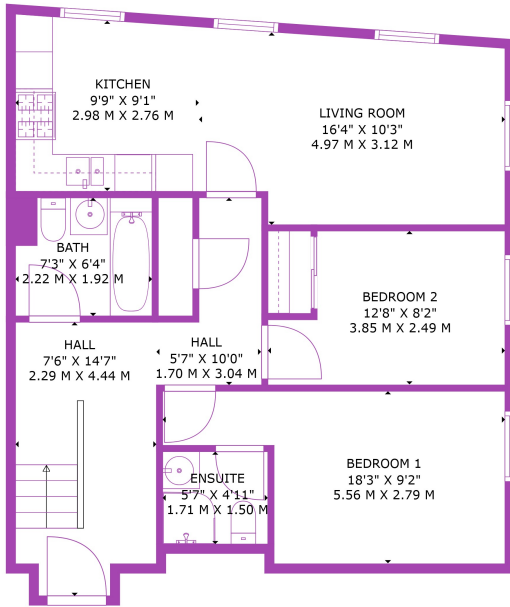
Council Tax

Band E

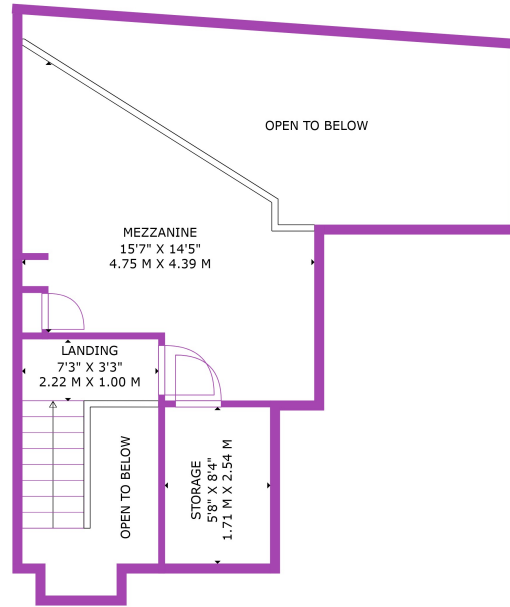
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FLOOR 1



FLOOR 2

