



1 Mill Wynd

Waterside
Kilmarnock, KA3 6JL
P.O.A.

GREIG
Residential



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Nestled within the idyllic semi rural village of Waterside, this beautifully presented four-bedroom end terraced villa enjoys captivating views across the surrounding countryside and a peaceful setting along the banks of Craufurdland Water. Offering generous accommodation arranged over two levels, the property features tasteful neutral décor and modern fixtures and fittings throughout. Ideally positioned on the outskirts of Galston and Kilmarnock, Waterside provides convenient access to a wide range of local amenities and transport links, including a regular bus service, and is less than a twenty minute drive to Newton Mearns and less than thirty minutes from Glasgow. This exceptional home perfectly combines rural tranquillity with modern convenience and is sure to appeal to the most discerning of purchasers.





Hallway

2.09m x 4.29m (6' 10" x 14' 1") Access is given to a welcoming entrance hallway boasting neutral decor, practical storage cupboard and tiled flooring. The hallway gives access to lounge, kitchen, wc, office/bedroom four and a carpeted staircase leads to the upper level.

Lounge/Dining Room

3.46m x 4.29m (11' 4" x 14' 1") Generously proportioned main apartment with an impressive open plan layout to the dining room offering neutral decor, plentiful space for free standing furniture, ceiling coving, fitted carpet, double glazed windows to the front and French doors overlooking and leading to the rear garden

Kitchen

4.41m x 2.89m (14' 6" x 9' 6") Fully fitted kitchen complete with ample wall and base storage units, complimentary work surface, integrated oven, electric hob, dish washer and fridge freezer, plumbing and space for a washing machine, stainless steel sink and drainer, modern decor, a double glazed window to the rear and a door leading to the rear garden.

WC

2.22m x 1.11m (7' 3" x 3' 8") Practical wc comprising of a wash hand basin, wc, neutral decor and tiled flooring.

Bedroom One

3.24m x 5.09m (10' 8" x 16' 8") The master bedroom is a generous double offering neutral decor, practical storage cupboard, ceiling coving, fitted carpet, a double glazed window to the front and access to en-suite facilities.

En-Suite

1.84m x 1.84m (6' 0" x 6' 0") Stylish en-suite offering a wash hand basin, wcm shower cubicle with electric shower, neutral decor, heated towel rail, ceiling spotlights, vinyl flooring and a double glazed window to the rear.

Bedroom Two

3.45m x 4.02m (11' 4" x 13' 2") Spacious double bedroom with neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the front and side.

Bedroom Three

2.96m x 3.16m (9' 9" x 10' 4") Bedroom three is good sized double offering neutral decor, fitted carpet and a double glazed window to the rear.

Bedroom Four/Study

2.22m x 3.08m (7' 3" x 10' 1") Flexible use apartment, conveniently located on the lower level comprising of neutral decor, fitted carpet and a double glazed window to the front.

Bathroom

2.96m x 1.85m (9' 9" x 6' 1") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with over head mains shower, heated towel rail, ceiling spotlights, neutral decor with a stylish tiled finish around bath, vinyl flooring and two double glazed windows to the rear.

Externally

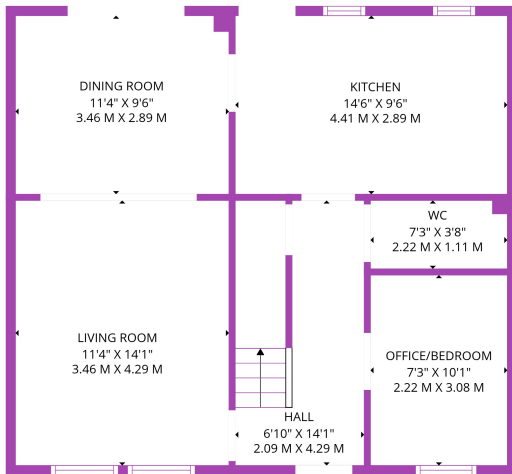
The property boasts spacious private rear gardens, fully enclosed and complete with a well manicured lawn bordered by a paved pathway and superb elevated decked patio perfect for al fresco dining and entertaining.

Council Tax Band

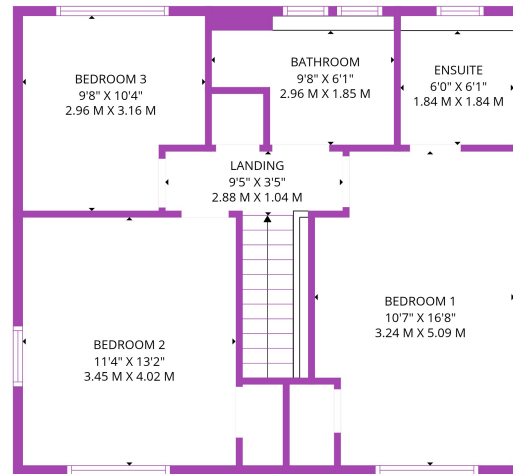
Band E

Disclaimer

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FLOOR 1



FLOOR 2

