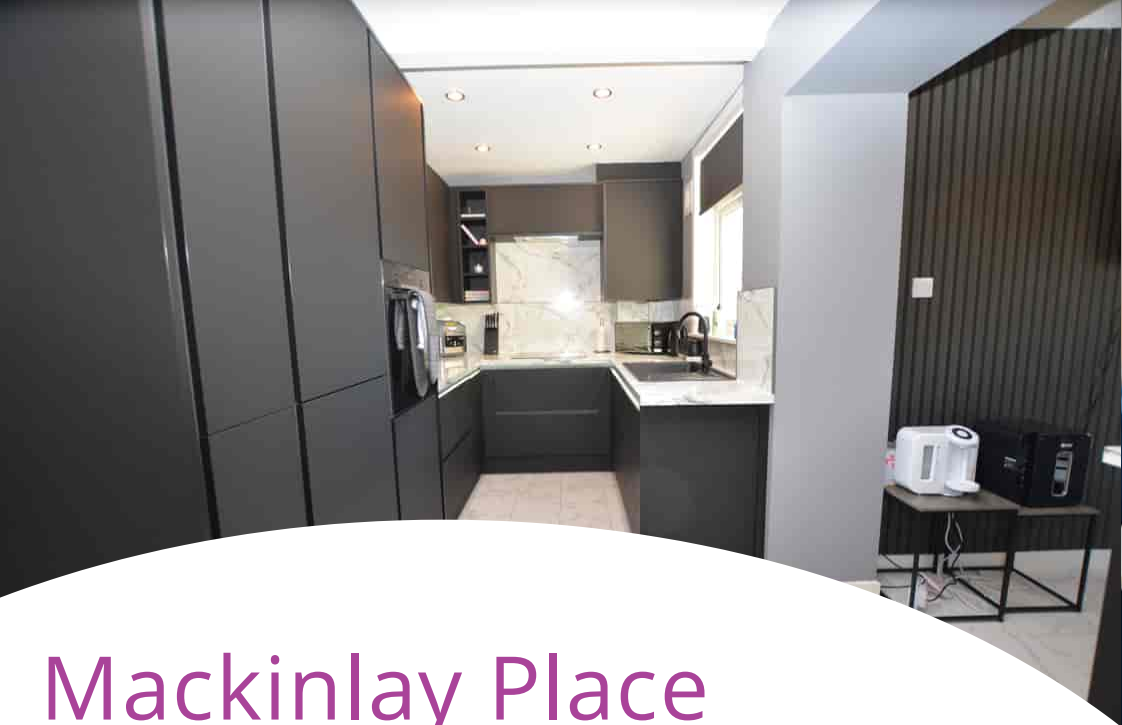




40 Mackinlay Place  
Kilmarnock, KA1 3EF  
P.O.A.

**GREIG**  
*Residential*



# Mackinlay Place

Kilmarnock, KA1 3EF

Perfectly positioned on a preferred corner plot, this extended three bedroom semi detached villa certainly has the wow factor and is the pinnacle of modern style. Offering spacious accommodation over two levels, this superb villa has been intricately finished to the highest standard boasting stylish contemporary decor and modern fixtures and fittings throughout. Further benefiting from extensive landscaped gardens and ample off street parking, this ticks all the boxes for the ideal family home. Located on the periphery of Kilmarnock's town centre allowing for direct access to local amenities, schooling and transport links, this is sure to impress even the most discerning buyers.





#### Vestibule

1.27m x 1.22m (4' 2" x 4' 0") Access is given via an outer UPVC double glazed door to a welcoming entrance vestibule offering neutral decor, ceiling coving, marble effect click vinyl flooring and a double glazed security door leading to the hallway.

#### Hallway

2.95m x 3.85m (9' 8" x 12' 8") The spacious hallway boasts crisp white decor, ceiling coving, practical storage cupboard and marble effect click vinyl flooring. The hallway gives access to the lounge, kitchen, bathroom and a carpeted staircase leads to the upper level.

#### Lounge

5.19m x 3.33m (17' 0" x 10' 11") Generously proportioned main apartment offering contemporary decor with stylish bold feature wall, feature gas fire set within a decorative surround with tiled hearth, ceiling coving, plentiful space for free standing furniture, fitted carpet and a double glazed window to the front.

#### Kitchen

5.75m x 4.77m (18' 10" x 15' 8") Fully fitted modern kitchen complete with stylish matt black wall and base storage units, complimented by marble effect work surface, integrated oven, ceramic induction hob and hood, integrated dish washer, feature central island with seating for four, contemporary decor, ceiling spotlights, marble effect click vinyl flooring, double glazed window to the rear and double glazed french doors overlooking and providing access to the rear gardens.

#### Utility

3.11m x 1.58m (10' 2" x 5' 2") Practical utility room comprising of additional wall units, plumbing and space of washing machine and tumble drier, click vinyl flooring, double glazed window to the side and an outer door leading to the side.

#### Bathroom

3.09m x 1.88m (10' 2" x 6' 2") Conveniently located on the lower level, the stylish family bathroom comprises of a modern matt black wash hand basin with vanity unit, wc, bath with matt black mixer taps and overhead waterfall shower, contemporary stone effect wet wall, heated towel rail, ceiling spotlights, click vinyl flooring and a double glazed opaque window to the side.



#### Bedroom One

4.30m x 3.38m (14' 1" x 11' 1") The impressive master bedroom is a generous double offering contemporary bold decor, ceiling coving, fitted carpet and a double glazed window to the rear.

#### Upper Landing

2.94m x 2.07m (9' 8" x 6' 9") The upper landing is complete with crisp white decor, storage cupboard, ceiling coving and fitted carpet. Access is given to three bedrooms and a carpeted staircase leads to the lower level.

#### Bedroom Two

3.68m x 3.08m (12' 1" x 10' 1") Spacious double bedroom with crisp white decor, practical storage cupboard, ceiling coving, fitted carpet and a double glazed window to the front.

#### Bedroom Three

3.27m x 3.15m (10' 9" x 10' 4") Bedroom three is a spacious double offering crisp white decor, ceiling coving, fitted carpet and a double glazed window to the rear.

#### Externally

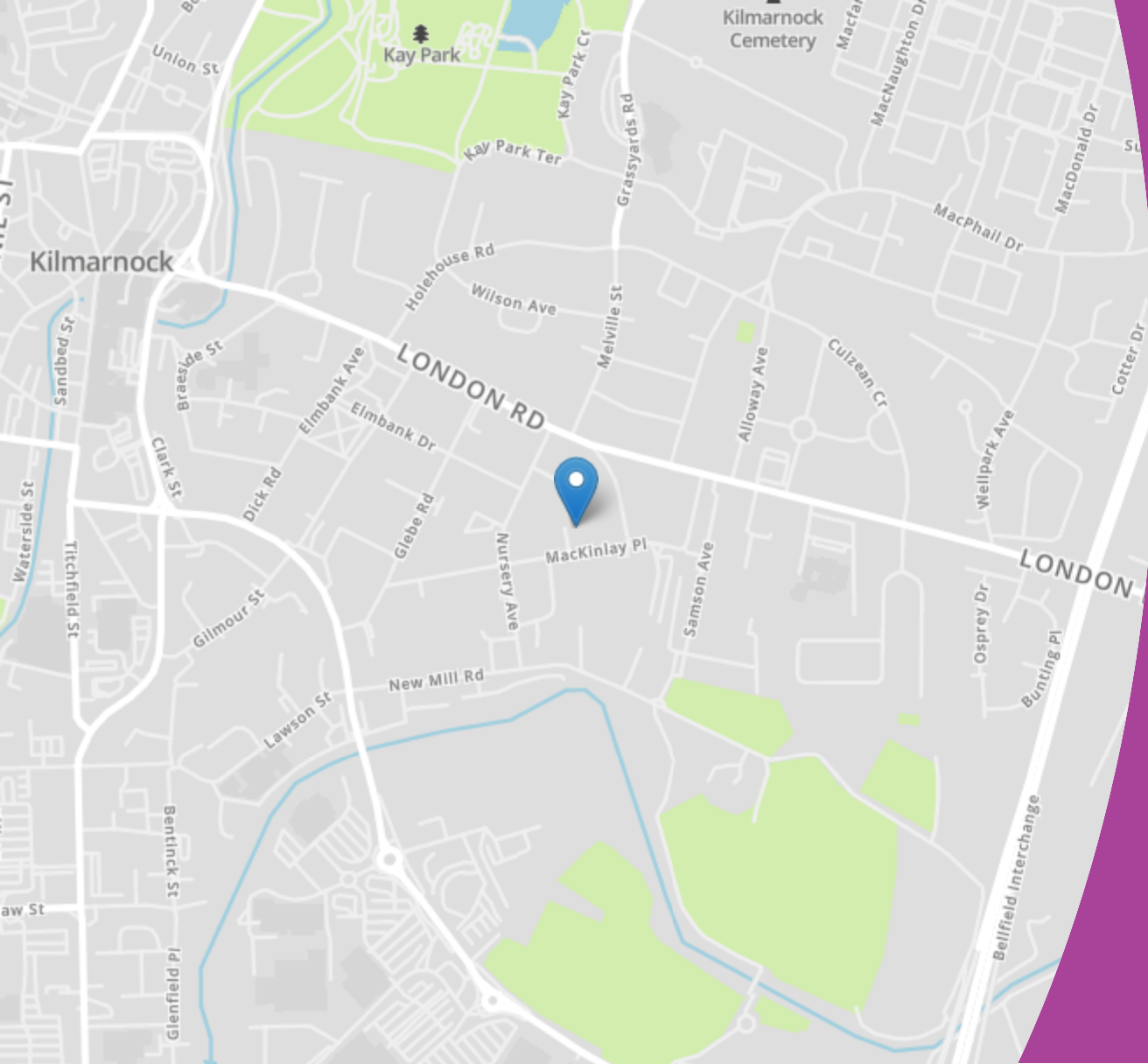
This property boasts a generous corner plot with fully private gardens, the front garden is complete with a well manicured lawn and tarmac driveway to the side allowing for ample off street parking. The rear garden offers a well manicured lawn, an area laid to chips and an elevated timber decking area perfect for al fresco dining and entertaining.

#### Council Tax Band

Band D

#### Disclaimer

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