



1c Wards Place  
Kilmarnock, KA1 1RH  
P.O.A.

**GREIG**  
*Residential*





## Wards Place

Kilmarnock, KA1 1RH

Proudly presenting to the market this stunning traditional upper flat located within the heart of Kilmarnock town centre providing immediate access to local amenities and transport links, further complimented by scenic leafy outlooks over the Howard Park. Having been lovingly maintained throughout offering spacious contemporary decorated living space with a wealth of traditional features and well maintained communal gardens to the rear, this is the ideal first time buy or downsize.





### Hallway

5.25m x 2.21m (17' 3" x 7' 3") Featuring solid wood flooring, this area has stylish, neutral décor, and gives access to both bedrooms, lounge, kitchen and shower room. Traditional style doors are installed as well as coved ceiling and a cloaks area.

### Lounge

5.51m x 4.07m (18' 1" x 13' 4") Generous main apartment offering stylish, contemporary décor, ceiling cornice and rose, solid oak flooring, plentiful space for dining table and chairs and double glazed bay window to the front overlooking the scenic Howard Park.

### Kitchen

2.43m x 2.81m (8' 0" x 9' 3") Modern fitted kitchen offering white shaker style wall and base units with contrasting oak work surfaces, integrated oven with induction hob and extractor hood, composite sink and drainer, stainless steel splashback, plumbing/space for washing machine and fridge freezer, laminate flooring and double glazed window to the side.



### Bedroom One

3.58m x 4.77m (11' 9" x 15' 8") 4.77m x 3.58m (15' 8" x 11' 9") Generous double bedroom offering contemporary décor, fitted carpet and double glazed window to the front overlooking the Howard Park.

### Bedroom Two

3.60m x 5.02m (11' 10" x 16' 6") Generous double bedroom offering neutral décor, fitted carpet, fitted bedroom furniture and double glazed window the side.

### Bathroom

1.46m x 2.64m (4' 9" x 8' 8") Modern three piece white suite comprising of WC, wash hand basin vanity unit and mains operated walk in shower cubicle, chrome heated towel rail, contemporary neutral tiling to walls and floor, ceiling spotlights and double glazed opaque window to the rear.

### External

To the rear there is a communal generous sized drying area laid to lawn.

On street parking available to the front.

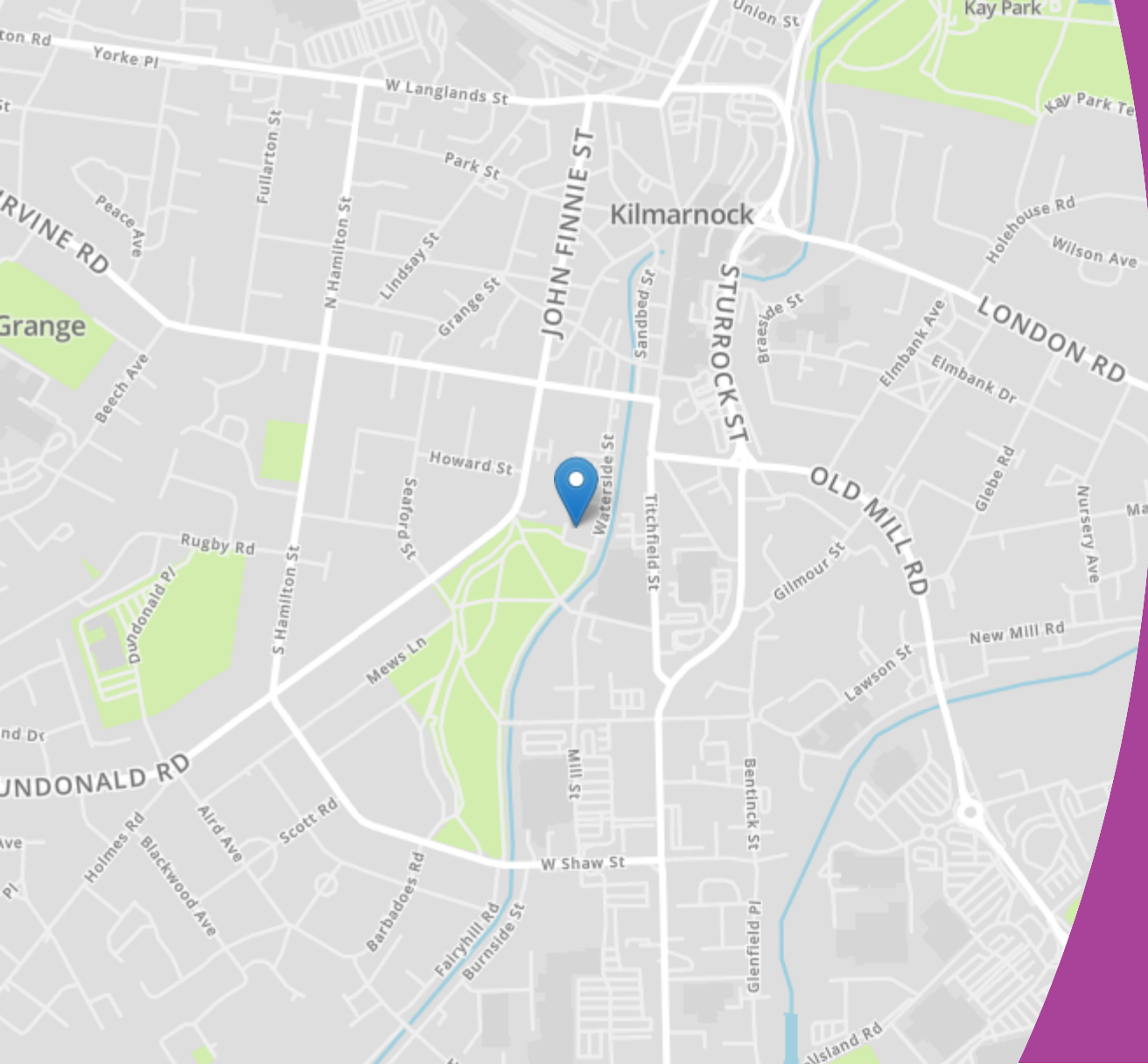


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