



4a Morton Place  
Kilmarnock, KA1 2AY  
P.O.A.

GREIG  
*Residential*






# Morton Place

Kilmarnock, KA1 2AY

We are delighted to present to the market this traditional two bedroom ground floor flat, ideally situated on the outskirts of Kilmarnock town centre and benefiting from excellent access to local amenities and direct transport links. The property offers spacious, all on the level accommodation, enhanced by traditional high ceilings throughout, ample storage, and private door access. Further complemented by well maintained communal gardens, this home represents an ideal opportunity for a first time buyer, downsizer, or investment and is sure to impress.







### Hallway

3.46m x 2.03m (11' 4" x 6' 8") 0.99m x 1.54m (3' 3" x 5' 1") Access is given via an outer door to a welcoming entrance hallway boasting modern decor, a variety of cupboards providing ample storage and laminate flooring. The hallway gives access to all apartments.

### Lounge

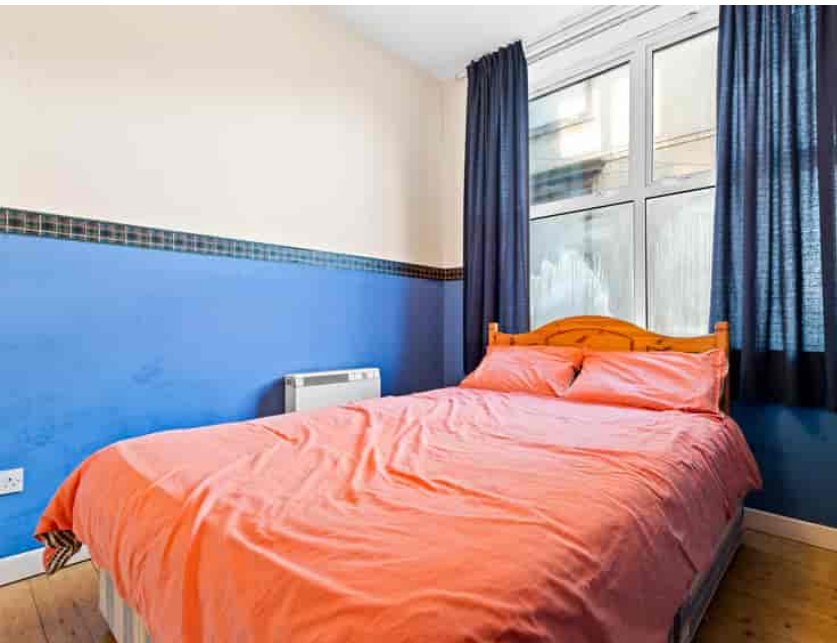
4.39m x 3.03m (14' 5" x 9' 11") Generously proportioned main apartment offering neutral decor, traditional high ceiling and coving, fitted carpet and two large double glazed windows to the front.

### Kitchen

2.93m x 2.89m (9' 7" x 9' 6") Fully fitted kitchen complete with ample wall and base storage, complimentary work surface, plumbing and space for cooker, fridge freezer and washing machine, neutral decor, vinyl flooring and a double glazed window to the front.

### Bedroom One

3.01m x 3.03m (9' 11" x 9' 11") The master bedroom is a spacious double offering modern decor, practical storage cupboard, wood flooring and two double glazed window to the rear.



### Bedroom Two

2.00m x 2.89m (6' 7" x 9' 6") A good sized bedroom that could be flexibly utilised, neutral decor, plentiful storage space, fitted carpet and a double glazed window to the rear.

### Bathroom

Completing the accommodation is the shower room comprising of a wash hand basin with vanity storage, wc, shower cubicle, soft decor, tiled around shower and vinyl flooring.

### Externally

Boasting a communal garden with an area laid to chips and an area for bin storage.

### Council Tax Band

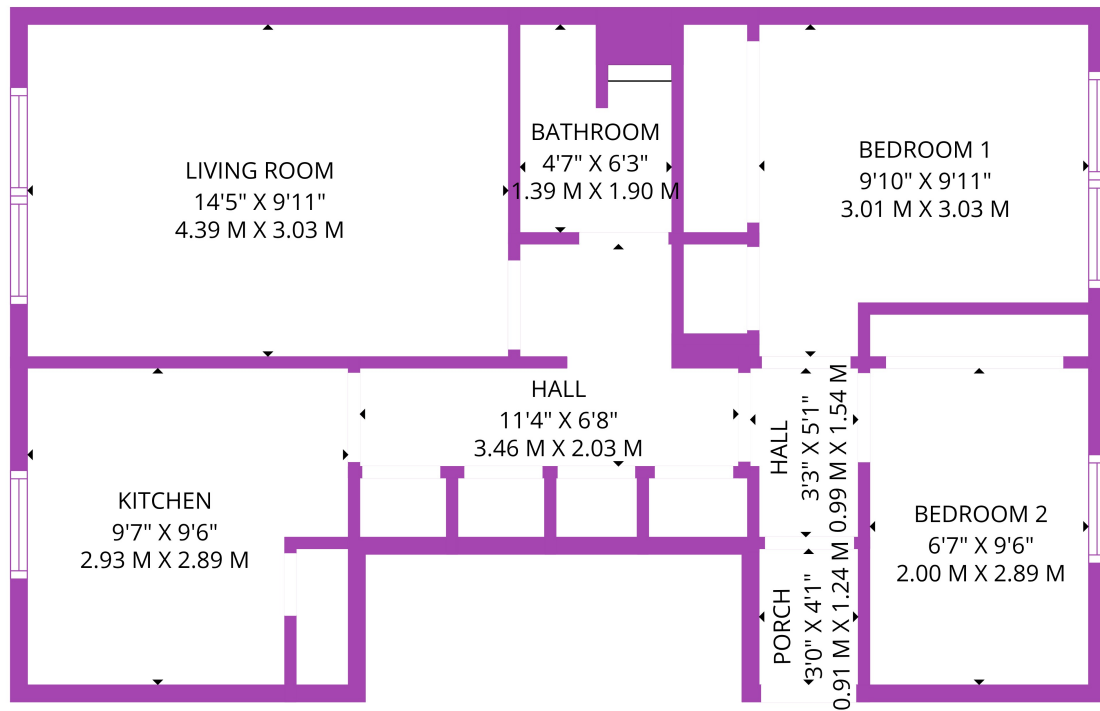
Band B

### Disclaimer

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**TOTAL: 560 sq. ft, 52 m<sup>2</sup>**  
Ground floor: 560 sq. ft, 52 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 12 sq. ft, 1 m<sup>2</sup>, WALLS: 58 sq. ft, 5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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