



30 New Mill Road
Kilmarnock, KA1 3JB
P.O.A.

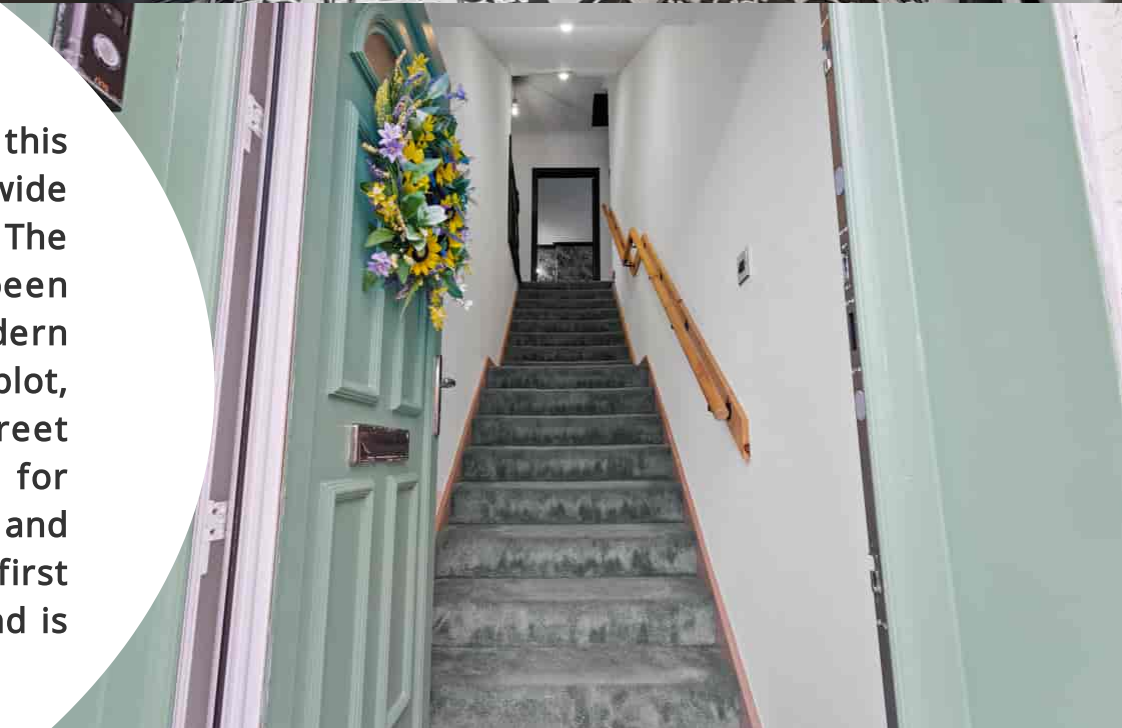
GREIG
Residential



New Mill Road

Kilmarnock, KA1 3JB

Ideally positioned on the edge of Kilmarnock town centre, this impressive two bedroom upper flat offers easy access to a wide range of local amenities and excellent transport links. The property features bright, spacious accommodation and has been tastefully finished with stylish, contemporary décor and modern fixtures throughout. Externally, the home enjoys a generous plot, complete with a large driveway providing ample off street parking, as well as a spacious private rear garden—perfect for relaxing or entertaining. Combining style, comfort, and convenience, this fantastic property is an ideal choice for first time buyers, those looking to downsize, or investors alike and is sure to captivate all who view.





Entrance

1.03m x 1.10m (3' 5" x 3' 7") Access is given to a welcoming entrance hallway offering crisp neutral decor and a carpeted staircase leading to the hallway.

Hallway

2.33m x 3.58m (7' 8" x 11' 9") Spacious 'L' shaped hallway boasting contemporary neutral decor with stunning black wood work finishes and stylish laminate flooring. The hallway gives access to the lounge, two bedrooms and bathroom.

Lounge

3.77m x 5.09m (12' 4" x 16' 8") Generously proportioned main apartment boasting a stylish contemporary decor, a stunning feature wrought iron fire with an intricate wooden surround and tiled hearth, plentiful space for free standing furniture, laminate flooring, two large double glazed windows to the front and a sliding door giving access to the kitchen.

Kitchen

3.76m x 2.72m (12' 4" x 8' 11") Fully fitting kitchen complete with stylish wall and base units providing ample storage with complimentary work surface, integrated oven and gas hob, plumbing and space for a washing machine and fridge freezer, stainless steel sink and drainer, stylish decor, space for a dining table and chairs, vinyl flooring and two double glazed window to the rear.

Bedroom One

4.97m x 3.06m (16' 4" x 10' 0") The master bedroom is generous double boasting modern striking monochrome black finish, practical storage cupboard, laminate flooring and a double glazed window to the rear.



Bedroom Two

3.73m x 3.23m (12' 3" x 10' 7") Spacious double bedroom with neutral decor, practical storage cupboard, laminate flooring and two double glazed windows to the front.

Bathroom

2.33m x 2.01m (7' 8" x 6' 7") Completing the accommodation is the the stylish bathroom comprising of a wash hand basin, wc, bath with overhead electric shower, neutral decor with a stylish black brick effect tiled finish to half height, tiled flooring and a double glazed window to the rear.

Externally

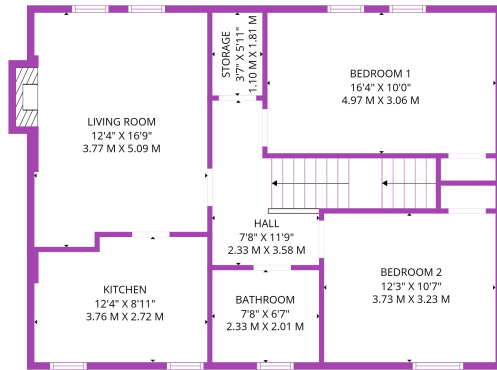
This property further benefits from spacious private gardens to the side and rear. The side of the property has been laid to chips with a large paved driveway providing ample off street parking whilst the extensive rear garden is full enclosed and complete with a spacious lawn area and drying area, perfect for relaxing or entertaining.

Council Tax Band

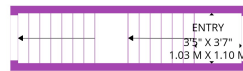
Band B

Disclaimer

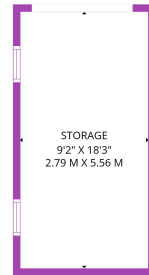
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GROUND FLOOR



BASEMENT



TOTAL: 860 sq. ft, 80 m2
Basement: 58 sq. ft, 5 m2, Ground floor: 802 sq. ft, 75 m2
EXCLUDED AREAS: STORAGE: 188 sq. ft, 18 m2, FIREPLACE: 7 sq. ft, 1 m2, WALLS: 106 sq. ft, 9 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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