



23 Mackellar Place  
Kilmarnock, KA3 7NW  
Offers Over £175,000

**GREIG**  
*Residential*



# Mackellar Place

Kilmarnock, KA3 7NW

Introducing this impressive three bedroom modern detached villa boasting an idyllic head of cul de sac position located within a desirable pocket of New Farm Loch, boasting ease of access to popular schooling for all age groups and M77 transport links - perfect for the commuter. Having been extensively upgraded internally & externally by the current owners including the rear gardens which were landscaped only a few months ago, this family villa is in excellent condition, also complete with integral garage and driveway. Early viewings are advised to appreciate this stunning home.





#### Hallway

1.44m x 1.24m (4' 9" x 4' 1") With access via the outer UPVC door, the welcoming entrance hallway provides door access to lounge with contemporary decor, laminate flooring and carpeted staircase to the upper level.

#### Lounge

5.06m x 3.44m (16' 7" x 11' 3") The formal lounge is a generously proportioned main apartment with soft stylish decor with ceiling coving, laminate flooring and archway access to dining room. Plentiful space for freestanding furniture.

#### Dining Room

2.79m x 2.70m (9' 2" x 8' 10") With partial open plan layout to the lounge, the generous dining room is complete with contemporary grey decor, laminate flooring and double glazed French doors leading out into the rear gardens.

#### Kitchen

3.13m x 2.77m (10' 3" x 9' 1") Generous upgraded fitted kitchen offering a range of modern grey shaker style wall and base units with contrasting marble effect work surfaces, Beko range cooker, plumbing/space for washing machine and fridge/freezer. Composite sink and drainer, glass splashback, ceiling spotlights, neutral decor, laminate flooring and access to convenient walk in pantry. Double glazed window to the rear and door to rear hallway.

#### Cloaks/WC

1.66m x 1.07m (5' 5" x 3' 6") Practical two piece cloaks/wc located on the ground floor comprising of wash hand basin with vanity storage and wc set with tiled flooring, modern wet wall finish around walls, heated towel rail and double glazed opaque window to the rear.

#### Rear Hallway

1.14m x 1.14m (3' 9" x 3' 9") With access via the kitchen and cloaks/wc, the rear hallway has laminate flooring and modern grey decor, door access to intergral garage and UPVC door leading out into the side gardens.

#### Bedroom One

4.44m x 3.48m (14' 7" x 11' 5") On the upper level the master bedroom is a sizeable double with tasteful decor, fitted carpet, storage cupboard and double door fitted wardrobes. Door access to en suite and double glazed window to the front.

#### Master En Suite

1.74m x 1.62m (5' 9" x 5' 4") Three piece master en suite shower room comprising of wash hand basin, wc and shower cubicle. Neutral decor, tiled flooring and double glazed opaque window to the front.



#### Bedroom Two

5.44m x 2.44m (17' 10" x 8' 0") The second double bedroom has soft neutral decor, fitted carpet and dual aspect double glazed windows to the front and rear. Ample space for furniture.

#### Bedroom Three

2.80m x 2.30m (9' 2" x 7' 7") Bedroom three is rear facing with a double glazed window over the rear gardens with soft decor and laminate flooring.

#### Bathroom

2.31m x 1.89m (7' 7" x 6' 2") Completing the accommodation is the upgraded three piece family bathroom suite comprising of wash hand basin and wc combination unit and bath with electric overhead shower. Marble effect vinyl flooring, modern wet wall finish to walls, ceiling spotlights, heated towel rail and double glazed opaque window to the rear.

#### External

Positioned upon a sizeable plot, this family villa boasts generous garden grounds to the front and rear, landscaped with ease of maintenance in mind. The front gardens are laid to monobloc, with a driveway providing plentiful off street parking leading to the integral garage with up and over door access. The impressive rear gardens which were upgraded only a few months ago offering an excellent outdoor family space comprising of modern paved patio and pathway leading to a raised decked patio area complete with feature pergola. Generous artificial lawn area and raised bedding space perfect for shrubbery. Enclosed by fencing the rear gardens offers a safe and peaceful outdoor space.

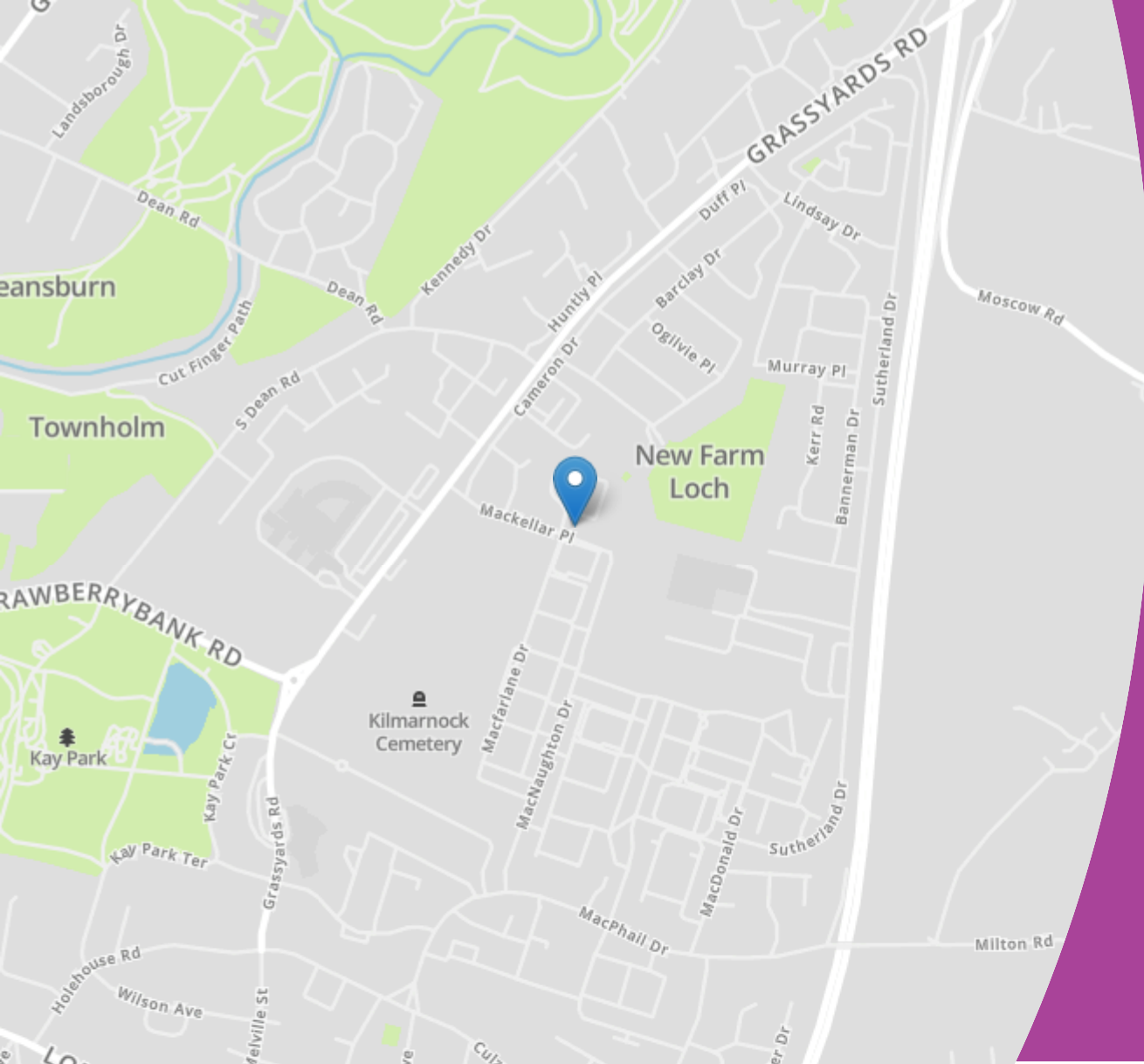
#### Council Tax

Band E

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