

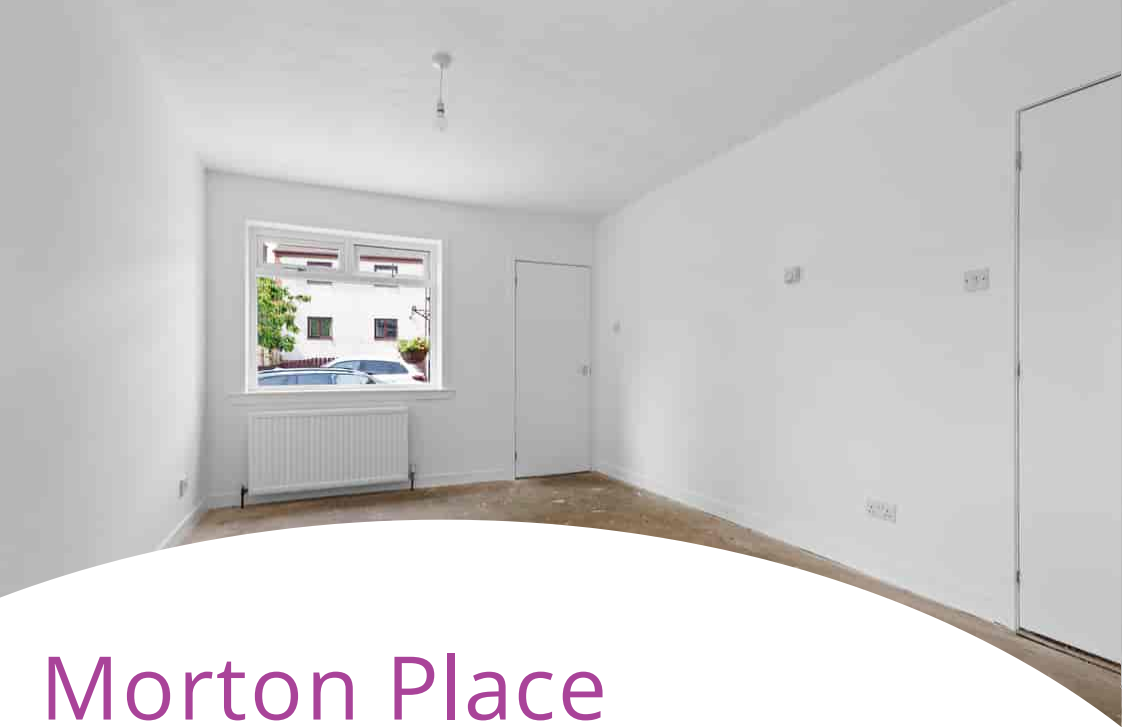


26 Morton Place

Kilmarnock

KA1 2AY  
P.O.A.

GREIG  
*Residential*



# Morton Place

Kilmarnock, KA1 2AY

Greig Residential are delighted to present to the market this modern, two bedroom ground floor flat located in the heart of Kilmarnock with direct access to town centre amenities and transport links. The property comprises of two double bedrooms, kitchen, spacious lounge and shower room. Further benefiting from a private car parking space to the front and low maintenance garden. The perfect downsize or first home, we are confident this property will appeal to a wide range of buyers.







### Porch

1.17m x 0.92m (3' 10" x 3' 0") Access via outer brown UPVC external door into entrance porch which provides access into lounge. No floor coverings, white decor.

### Lounge

4.44m x 3.18m (14' 7" x 10' 5") Spacious open plan lounge providing access to kitchen and hallway. Storage cupboard, white decor, no floor coverings.

### Hallway

1.99m x 1.00m (6' 6" x 3' 3") The hallway is accessed via the lounge and provides access to two double bedrooms and shower room. White decor, no floor coverings.

### Kitchen

4.44m x 1.75m (14' 7" x 5' 9") A selection of wall and base units, integrated oven, induction hob, stainless steel sink and drainer, plumbing/space for washing machine and fridge, tiled splashback. Vinyl flooring and a double glazed window to the front and side of the property.

### Shower Room

1.99m x 1.73m (6' 6" x 5' 8") Three piece suite with wc, wash hand basin and corner shower cubicle. Tiling to walls & vinyl flooring. Double glazed opaque window to the side.



### Bedroom One

4.31m x 3.05m (14' 2" x 10' 0") Generous double bedroom with white decor and double glazed window to the rear. No floor coverings.

### Bedroom Two

2.22m x 3.04m (7' 3" x 10' 0") Smaller double bedroom with white wall decor and double glazed window to the rear. No floor coverings.

### External

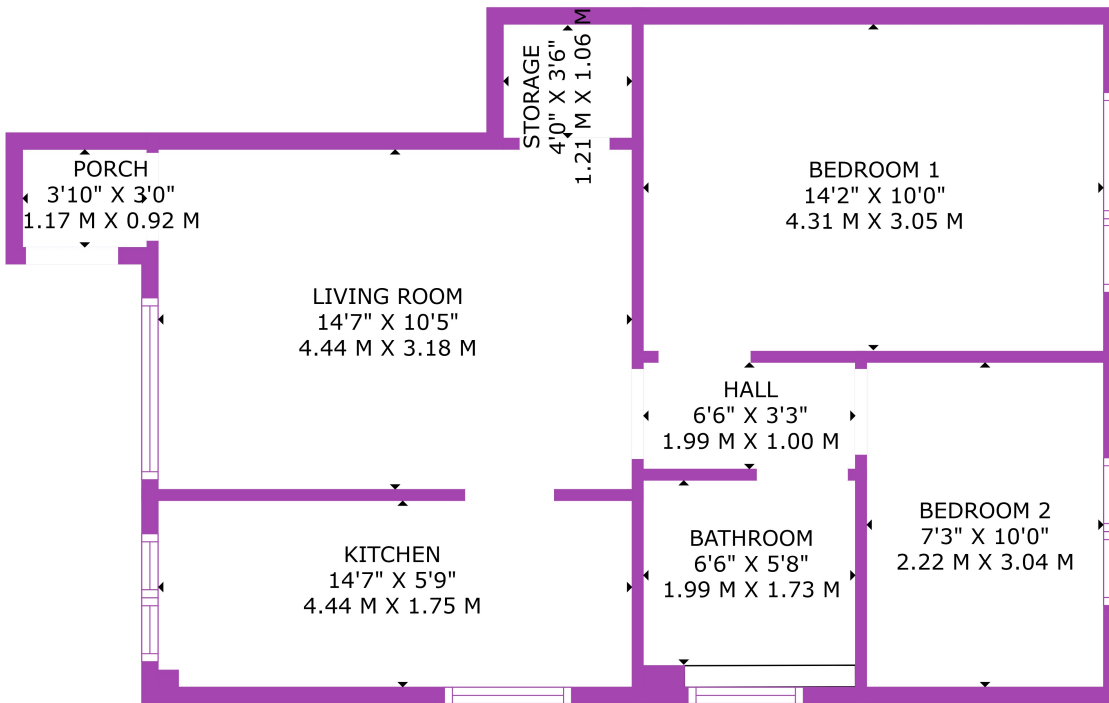
This property benefits from a private parking space to the front and a communal area laid out to chips to the rear.

### Council Tax Band

Band C

### DISCLAIMER

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**TOTAL: 0 sq. ft, 0 m<sup>2</sup>**

FLOOR 1: 0 sq. ft, 0 m<sup>2</sup>

EXCLUDED AREAS: BEDROOM 2: 78 sq. ft, 7 m<sup>2</sup>, BATHROOM: 46 sq. ft, 4 m<sup>2</sup>, KITCHEN: 88 sq. ft, 8 m<sup>2</sup>,  
LIVING ROOM: 158 sq. ft, 15 m<sup>2</sup>, HALL: 24 sq. ft, 2 m<sup>2</sup>, BEDROOM 1: 143 sq. ft, 13 m<sup>2</sup>,  
PORCH: 12 sq. ft, 1 m<sup>2</sup>, STORAGE: 14 sq. ft, 1 m<sup>2</sup>  
WALLS: 55 sq. ft, 6 m<sup>2</sup>

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

