



1 Mitchell Court  
Kilmarnock, KA1 3DU  
P.O.A.

**GREIG**  
*Residential*



# Mitchell Court

Kilmarnock, KA1 3DU

Welcoming to the market this immaculate three bedroom end of terraced property located in the heart of Kilmarnock, close to local amenities, schooling and transport links. Positioned on a generous corner plot with landscaped wrap around gardens and comprising internally of; generous open plan lounge, kitchen/dining, newly fitted bathroom suite and three sizable bedrooms. This property is the ideal family home and has been lovingly maintained by the current owners, we are confident this will impress all who view.







## Porch

1.42m x 1.40m (4' 8" x 4' 7") Accessed by outer white UPVC front door, the porch provides access to the lounge and is complete with laminate flooring and neutral decor.

## Lounge

5.84m x 4.10m (19' 2" x 13' 5") Accessed by door from porch into the impressive main apartment, the lounge offers laminate flooring, contemporary decor, ceiling coving, a double glazed window to the front and a door leading to the kitchen/dining.

## Kitchen/Dining

5.82m x 2.85m (19' 1" x 9' 4") Open plan kitchen/dining with a selection of white gloss wall and base units with contrasting black work surfaces. Plumbing space for washing machine, tumble dryer and fridge/freezer, integrated oven and induction hob with extractor hood, stainless steel sink and drainer, breakfast bar seating area, vinyl flooring, storage cupboard, two double glazed windows to the rear and a door leading to the rear gardens.

## Bedroom One

3.85m x 3.20m (12' 8" x 10' 6") Generous double bedroom with contemporary grey decor, fitted carpet, storage cupboard and double glazed window to the front.



## Bedroom Two

3.21m x 2.89m (10' 6" x 9' 6") Spacious double bedroom with vinyl flooring, storage cupboard, neutral children's decor and a double glazed window to the rear.

## Bedroom Three

2.97m x 2.57m (9' 9" x 8' 5") Single bedroom with fitted carpet, neutral decor, over stair storage cupboard and a double glazed window to the front.

## Bathroom

2.21m x 1.65m (7' 3" x 5' 5") Newly fitted three piece bathroom suite with wc, wash hand basin unit with anthracite grey vanity unit, bath with mains shower over, marble effect tiling to walls, vinyl flooring, anthracite heated towel rail, ceiling spot lights and a double glazed opaque window to the rear.



### External

The property sits on a preferred corner plot position with wrap around landscaped front and rear gardens. The front offers low maintenance mono bloc paving and the rear with a mix of mono bloc paving, a large decking area and artificial lawn. All designed with ease of maintenance in mind. The property further benefits from a private garage.

CCTV and Alarm system also in place.

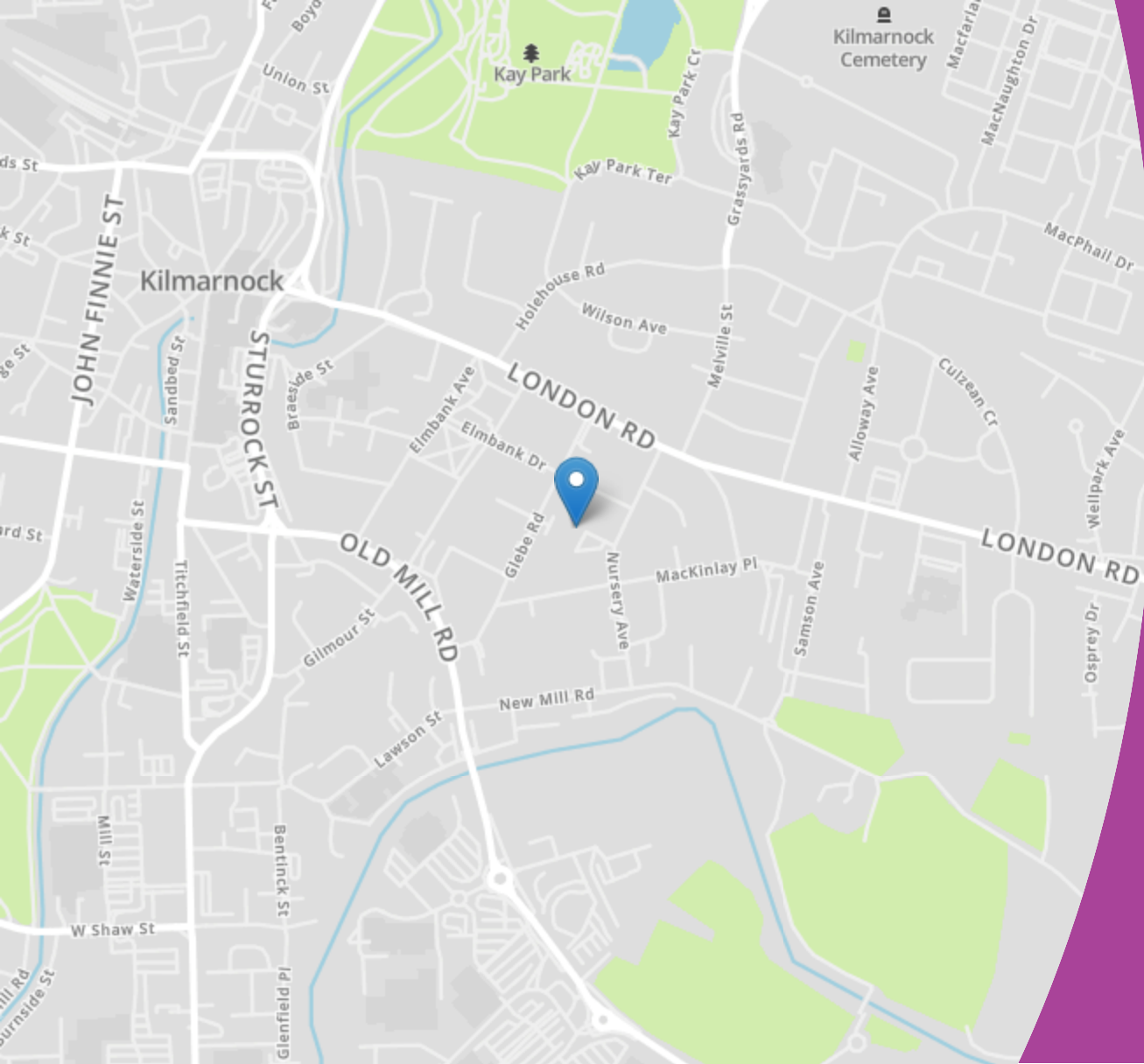
### Council Tax Band

Band D

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