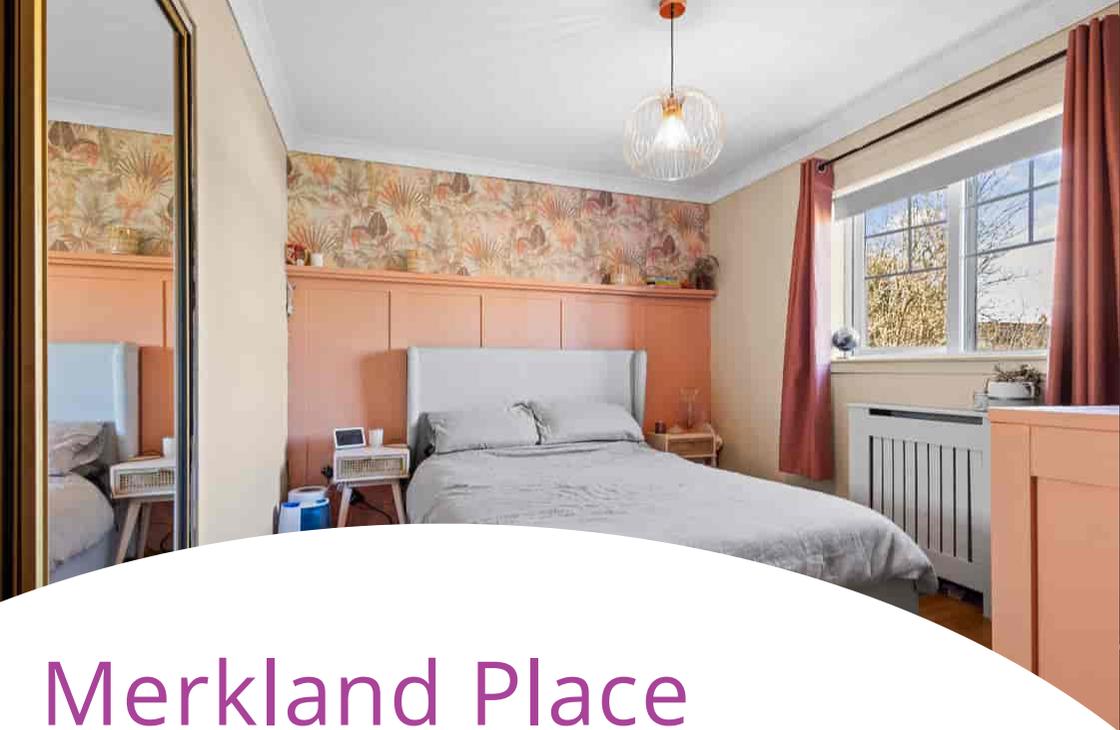




# 9 Merkland Place

Dundonald  
Kilmarnock, KA2 9JP  
P.O.A.

**GREIG**  
*Residential*



# Merkland Place

Dundonald, Kilmarnock, KA2 9JP

Boasting a preferred head of cul-de-sac positioning in the ever popular historic village of Dundonald, this modern three bedroom semi detached family home offers spacious accommodation over two levels, with spacious lounge, newly fitted kitchen and modern fixtures and fittings throughout. With private driveway offering ample off street parking, front and rear gardens, this home gives an excellent blend of modern family living and quiet village life and is sure to impress all who view.





#### Hallway

Accessed via the outer wooden glazed door, this welcoming hallway offers modern decor, ceiling coving, laminate flooring, door access to the lounge and WC, carpeted staircase to the upper level and a double glazed window to the side.

#### Lounge

5.17m x 4.01m (17' 0" x 13' 2") Generous main apartment boasting modern decor, ceiling coving, feature fireplace, laminate flooring, and a double glazed window to the front.

#### Kitchen

6.25m x 2.97m (20' 6" x 9' 9") Fully fitted kitchen offering an array of base storage units, complementary work surfaces, integrated gas hob, electric oven, washing machine, dishwasher and space for an American style fridge freezer, composite sink, modern decor, white tiled splashback, ceiling coving, ceiling spotlights, vinyl flooring, ample space for a dining table and chairs, under stair storage cupboard, external patio doors leading to the rear garden and a double glazed window to the rear.

#### WC

0.91m x 1.78m (3' 0" x 5' 10") Comprising of WC and wash hand basin, crisp white tiles and modern decor, vinyl flooring, opaque double glazed window to the front.

#### Bedroom One

4.23m x 3.09m (13' 11" x 10' 2") Double bedroom featuring modern decor, decorative panelling, ceiling coving, double fitted wardrobe, laminate flooring and a double glazed window to the rear.

#### Bedroom Two

3.19m x 3.08m (10' 6" x 10' 1") Double bedroom featuring childrens decor, ceiling coving, double fitted wardrobe, laminate flooring and a double glazed window to the front.

#### Bedroom Three

2.96m x 3.75m (9' 9" x 12' 4") Double bedroom offering neutral decor, ceiling coving, double fitted wardrobe, laminate flooring and a double glazed window to the front.

#### Bathroom

2.56m x 2.02m (8' 5" x 6' 8") Completing this property is the four piece bathroom suite comprising of WC, wash hand basin with vanity storage, mains shower cubicle, bath, half height tiles, crisp white decor, ceiling coving, stylish laminate tile flooring and opaque double glazed window to the rear.

#### External

This property further benefits from front and rear gardens and large driveway. The front gardens are laid to lawn with a large driveway laid to monobloc. The rear garden is split level offering flexible options, there is an area laid to bark, lawn area surrounded by mature shrubs, to the rear of the garden is an elevated patio area perfect for al fresco dining.

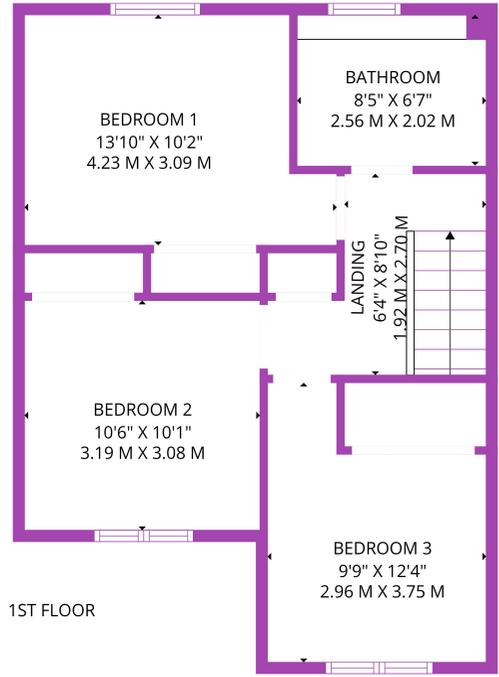
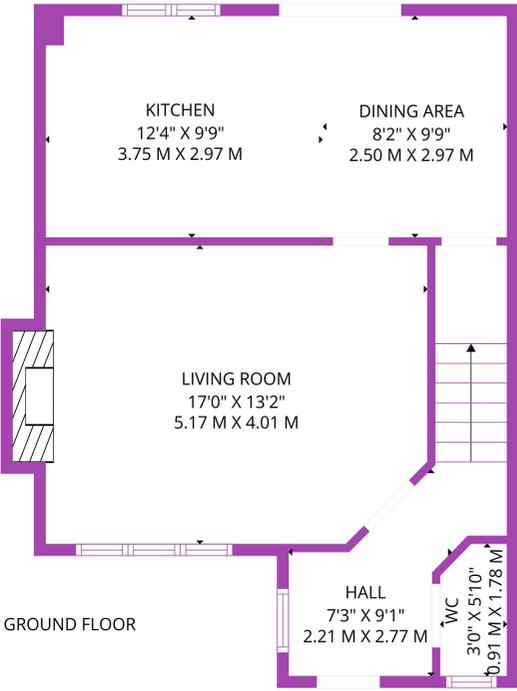
#### Council Tax Band

Band D

#### Disclaimer

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