



14 Mackellar Place
Kilmarnock, KA3 7NW
P.O.A.

GREIG
Residential



Mackellar Place

Kilmarnock, KA3 7NW

Proudly introducing this exceptional three bedroom terraced villa, beautifully presented with contemporary fixtures and fittings throughout having been extensively upgraded by the current owners to an impressive standard.

Set within a preferred cul de sac in the highly sought after New Farm Loch area of Kilmarnock, the property enjoys direct access to highly regarded schooling for all levels and offers excellent convenience for commuters with ease of access to the M77. The generous accommodation is arranged over two levels, providing well proportioned living space ideal for modern family life. Externally, the home is complemented by private, easily maintained gardens. Early viewing is highly recommended.





Hallway

4.97m x 1.93m (16' 4" x 6' 4") Access is given to a welcoming entrance hallway boasting contemporary modern decor, two practical storage cupboards and laminate flooring. The hallway gives access to the lounge/diner.

Lounge/Diner

7.76m x 3.55m (25' 6" x 11' 8") The open plan lounge/diner is a generously proportioned main apartment offering stylish neutral decor with decorative wall paneling, laminate flooring, double glazed window to the front and double glazed French doors to the rear. Plentiful space for both living and dining furniture, open access to kitchen.

Kitchen

2.87m x 2.70m (9' 5" x 8' 10") Fully fitted modern kitchen complete with ample contemporary gloss wall and base storage units, complimentary work surface, integrated oven, gas hob, microwave and fridge freezer, plumbing and space for a washing machine, stainless steel sink and drainer, neutral decor, ceiling spotlights, laminate flooring, a double glazed window to the rear and door leading to the rear garden.

Bedroom One

4.59m x 3.53m (15' 1" x 11' 7") The master bedroom is a generous double offering modern decor, built in modern fitted wardrobes providing ample storage, fitted carpet and a double glazed window to the front.

Bedroom Two

3.53m x 3.08m (11' 7" x 10' 1") Spacious double bedroom with modern decor, fitted wardrobe, fitted carpet and a double glazed window to the rear.

Bedroom Three

3.04m x 2.54m (10' 0" x 8' 4") Bedroom three is a good sized bedroom with modern nursery decor, fitted carpet and a double glazed window to the front.

Bathroom

1.96m x 1.84m (6' 5" x 6' 0") Completing the accommodation is the three piece family bathroom comprising of a wash hand basin, wc, bath with overhead shower, heated towel rail, ceiling spotlights, stylish wet wall finish, vinyl flooring and a double glazed window to the rear.

Externally

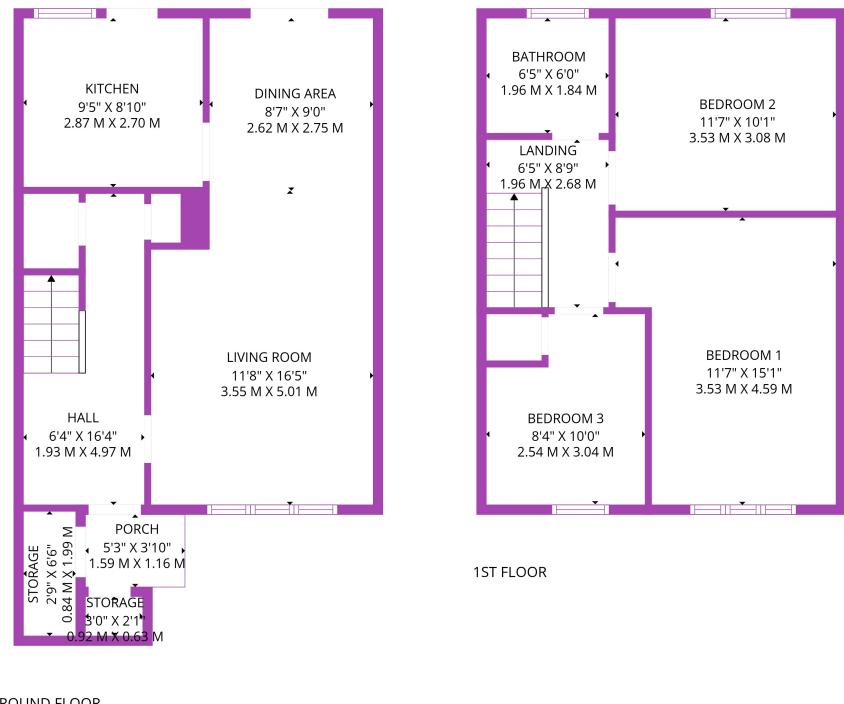
Positioned on a generous plot, this family home provides private easily maintained garden grounds to the front and rear, with plentiful on street parking available to the front. The front gardens are laid to chips with a paved pathway. The rear gardens offer a generous decked patio with feature pergola and an artificial lawn, fully enclosed by fencing allowing for a safe and peaceful outdoor family space.

Council Tax Band

Band B

Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.



TOTAL: 935 sq. ft, 87 m²
 Ground floor: 468 sq. ft, 44 m², 1st floor: 467 sq. ft, 43 m²
 EXCLUDED AREAS: STORAGE: 19 sq. ft, 2 m², PORCH: 27 sq. ft, 3 m², WALLS: 72 sq. ft, 5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



Greig Residential
 18 Henrietta Street, East Ayrshire
 KA4 8HQ
 01563 501350
info@greigresidential.co.uk