



34 New Mill Road
Kilmarnock, KA1 3JB
Offers Over £67,500

GREIG
Residential



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Ideally located on the edge of Kilmarnock town centre, this superb two bedroom ground floor flat enjoys convenient access to a wide range of local amenities and excellent transport links. The property offers spacious, all on the level accommodation, finished in neutral décor throughout. Further benefits include private front and rear door access along with well maintained private gardens. An ideal purchase for a first time buyer, downsizer or investor, this impressive home is sure to appeal to all who view.





Hallway

2.26m x 4.18m (7' 5" x 13' 9") Access is given to a welcoming entrance hallway boasting neutral decor, practical storage cupboard and fitted carpet. The hallway gives access to all apartments.

Lounge

3.78m x 4.82m (12' 5" x 15' 10") Generously proportioned main apartment offering neutral decor, ceiling coving, fitted carpet and a double glazed window to the front.

Kitchen

3.78m x 2.81m (12' 5" x 9' 3") Fully fitted kitchen complete with ample wall and base storage units, complimentary work surface, plumbing and space for a cooker and washing machine, stainless steel sink and drainer, neutral decor, vinyl flooring, a double glazed window to the rear and a door leading to the rear garden.

Bedroom One

4.93m x 3.40m (16' 2" x 11' 2") The master bedroom is a generous double offering neutral decor, ceiling coving, fitted carpet and a double glazed window to the front.

Bedroom Two

3.75m x 3.16m (12' 4" x 10' 4") Spacious double bedroom with neutral decor, ceiling coving, fitted carpet and a double glazed window to the rear.



Bathroom

2.26m x 1.90m (7' 5" x 6' 3") Completing the accommodation is the bathroom comprising of a wash hand basin, wc, shower cubicle with mains shower, heated towel rail, fully tiled finish and a double glazed window to the rear.

Externally

This property boasts spacious private front and rear gardens, the front garden has been designed with ease of maintenance in mind being full laid to chip whilst the rear garden is complete with a well manicured lawn and an area laid to chips.

Council Tax Band

Band A

Disclaimer

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TOTAL: 760 sq. ft, 71 m²
Ground floor: 760 sq. ft, 71 m²
EXCLUDED AREAS: PORCH: 13 sq. ft, 1 m², WALLS: 69 sq. ft, 6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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