



46 Townsend

Kilmaurs

Kilmarnock, KA3 2RE

P.O.A.

**GREIG**  
*Residential*



# Townend

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Greig Residential are delighted to present to the market 'Bower Miller Cottage' a charming two bedroom semi detached villa situated in the ever popular commuter town of Kilmaurs, boasting ease of access to local amenities and direct transport links to Kilmarnock and Glasgow. Having been recently renovated with fresh neutral decor and stylish fixtures and fittings throughout this immaculate cottage offers spacious versatile accommodation over two levels and is complemented with mature private gardens. This is the ideal first time buy, family home or downsize and is sure to impress all who view.







### Hallway

1.87m x 1.88m (6' 2" x 6' 2") Access is given via an outer wooden door into a welcoming entrance hallway offering neutral decor, practical storage cupboard and flooring. The hallway gives access to the lounge and kitchen.

### Lounge

5.20m x 4.51m (17' 1" x 14' 10") A well proportioned main apartment boasting neutral decor, feature fireplace, shelved recess, newly fitted carpet, a double glazed window to the front and rear and a carpeted staircase leading to the upper level.

### Kitchen

4.82m x 3.06m (15' 10" x 10' 0") The fully fitted kitchen is complete with contemporary shaker style wall and base units providing ample storage with complementary crisp white work surface, integrated oven, induction hob and hood, plumbing and space for fridge freezer and washing machine, fresh white decor, ceiling coving, traditional oak ceiling beams, laminate flooring, double glazed window to the front and double glazed French doors over looking and giving access to the rear gardens.



### Bedroom One

5.10m x 4.05m (16' 9" x 13' 3") The superb master bedroom is a generous double offering neutral decor, newly fitted carpet, a double glazed velux to the rear and double glazed dormer to the front.

### Bedroom Two

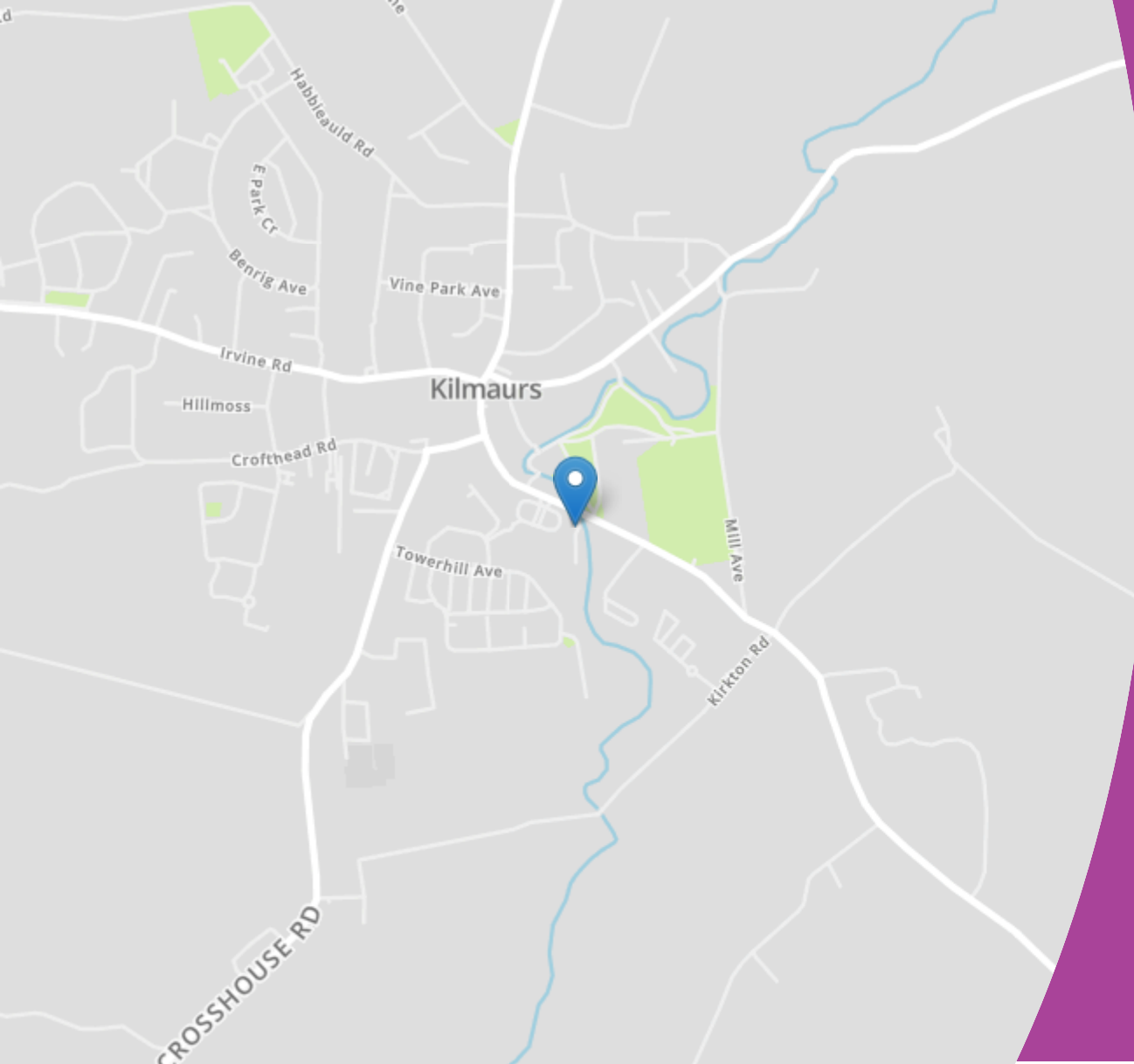
4.88m x 3.66m (16' 0" x 12' 0") A spacious double bedroom offering a galleried open plan layout over stairs, the room could be flexible utilised as a second family room with fresh neutral decor, newly fitted carpet, a double glazed dormer to the front and double glazed velux to the rear.

### Shower Room

2.24m x 1.67m (7' 4" x 5' 6") Completing the accommodation is the shower room comprising of a wash hand basin and vanity unit, shower cubicle with mains shower, tiled around shower, neutral decor and a double glazed dormer to the front.

### Externally

This property boasts spacious private gardens to the rear, offering mature shrubbery with a well manicured lawn and large patio area perfect for al fresco dining and entertaining.



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