



12 Academy Apartments  
Elmbank Avenue  
P.O.A.

**GREIG**  
*Residential*



# 12 Academy Apartments

Kilmarnock, KA1 3BT

Greig Residential are delighted to present to the market this impressive two bedroom upper flat located within the sought after Academy Apartments, a charming historic building on the fringes of Kilmarnock town centre boasting ease of access to local amenities and transport links. Offering spacious accommodation with a modern open plan living space and superb feature mezzanine level. Lovingly presented with stylish neutral décor whilst retaining an abundance of traditional features throughout, this is sure to impress.





#### Hallway

3.11m x 1.79m x 1.06m (10' 2" x 5' 10" x 3'6") Access is given via an outer black wooden door to a welcoming entrance offering neutral décor and laminate flooring. The hallway gives access to the lounge/kitchen, two bedrooms and bathroom.

#### Lounge/Kitchen

7.65m x 5.31m (25' 1" x 17' 5") Impressive open plan lounge and kitchen offering a modern open plan living space complete with neutral décor, traditional high ceiling, plentiful space for free standing furniture, ceiling spotlights, laminate flooring, two double glazed windows to the side and a staircase leading the upper level.

The kitchen area comprises of shaker style wall and base storage units with contrasting marble effect worksurface, integrated oven, four burner gas hob, stainless steel sink and drainer, integrated fridge freezer and dish washer and laminate flooring.

#### Mezzanine

5.69m x 3.87m (18' 8" x 12' 8") A superb mezzanine overlooking the lounge currently utilised as a home office offering fresh white décor, practical storage cupboard, ceiling spotlights, laminate flooring and door access is given to the utility room.

#### Utility Room

2.02m x 1.90m (6' 8" x 6' 3") Practical utility room comprising of additional base units, plumbing and space for washing machine, tumble drier, ceiling spotlights and tiled flooring.

#### Bedroom One

4.24m x 3.29m (13' 11" x 10' 10") The master bedroom is a generous double with contemporary décor, fitted wardrobes, fitted carpet, two double glazed windows to the side and door access to en-suite facilities.

#### En-suite

2.31m x 1.68m (7' 7" x 5' 6") Stylish en-suite comprising of a wash hand basin with vanity, wc, corner shower cubicle, chrome heated towel rail, ceiling spotlights and tiled flooring.

#### Bedroom Two

4.43m x 2.97m (14' 6" x 9' 9") A spacious double bedroom boasting contemporary décor, fitted wardrobes, fitted carpet and two double glazed windows to the side.

#### Bathroom

2.03m x 1.89m (6' 8" x 6' 2") Completing the accommodation is the family bathroom offering a wash hand basin, wc, bath, ceiling spotlights, tiling to walls and flooring.

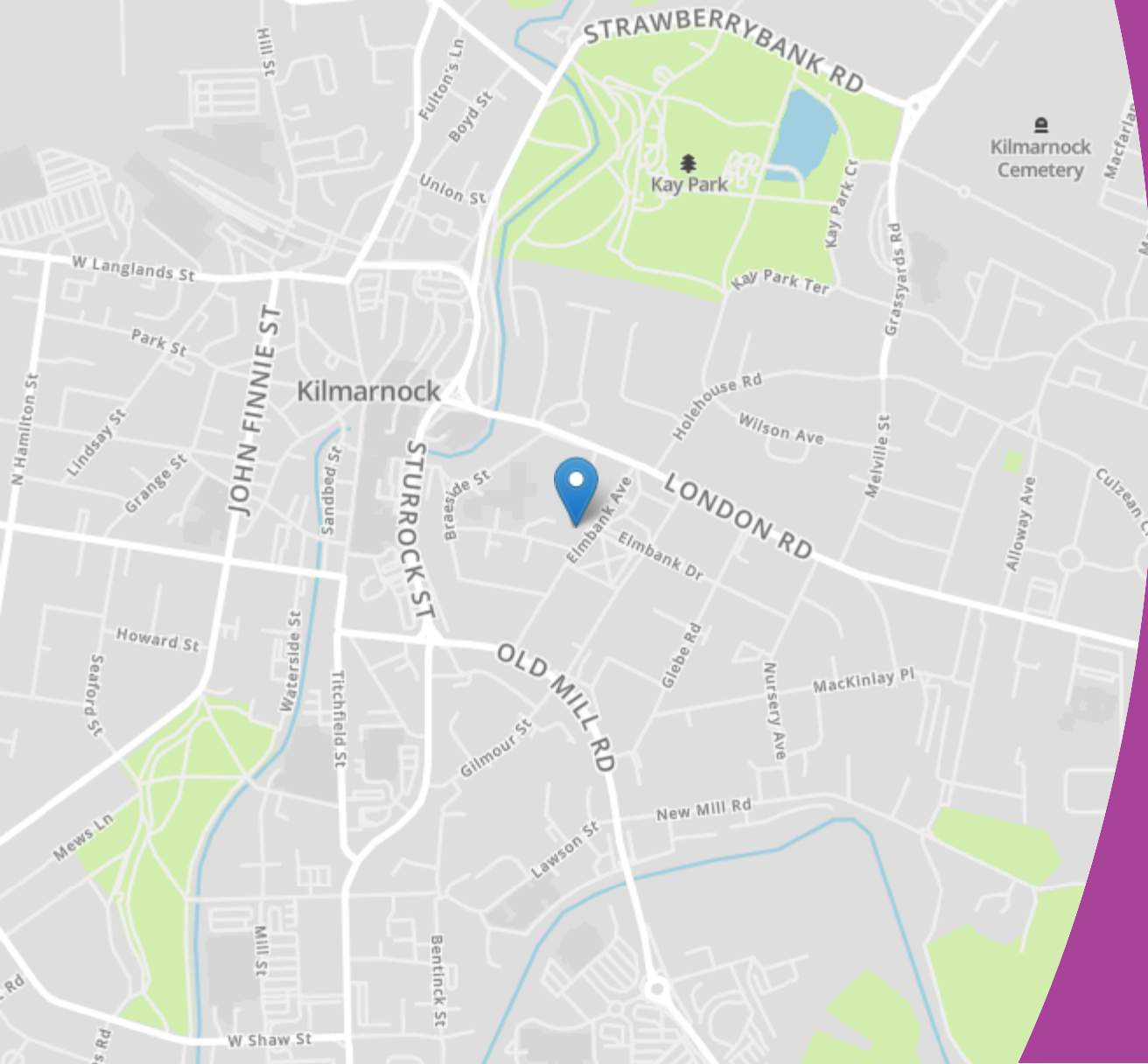
#### Externally

Communal garden grounds laid with lawn. Private residents' parking to the rear with security gate access. Open outlooks to the front

#### Locality

Immediately accessible is the town centre of Kilmarnock which is only a short distance of approx 500m away offering everyday amenities, supermarkets, retail parks, high street shopping, transport links and schooling. The local area offers everyday amenities, a selection of primary schools and Kilmarnock Academy secondary school. The property is located only 1 mile from the M77 motorway providing excellent transport links to Glasgow/Ayr and beyond.





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