



2, Macadam Place

Kilmarnock

KA3 7LY

P.O.A.

**GREIG**  
*Residential*



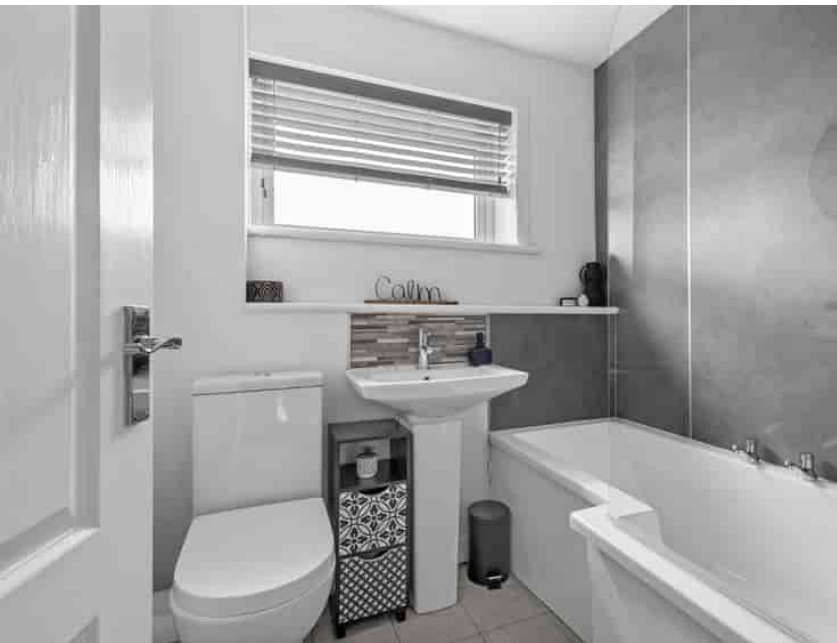


## 2, Macadam Place

Kilmarnock, KA3 7LY

Proudly introducing to the market this superb three bedroom end terraced villa located within the ever popular New Farm Loch area of Kilmarnock offering ease of access to all local amenities, schooling and transport links. Boasting spacious accommodation over two levels complete with modern neutral decor, fixtures and fittings throughout. Further benefitting from immaculate private gardens, this property is the perfect first time buy or family home and is sure to impress all who view.





### Hallway

1.86m x 3.93m (6' 1" x 12' 11") With access via the outer UPVC door, the welcoming entrance hallway offers stylish neutral decor, premium laminate flooring, under stair recess, fitted carpet staircase, access to lounge and open doorway to kitchen.

### Lounge

3.44m x 4.04m (11' 3" x 13' 3") The formal lounge is a generously proportioned main apartment comprising of modern decor, premium laminate flooring, double glazed window to front.

### Kitchen

2.72m x 5.16m (8' 11" x 16' 11") Modern dining sized fitted kitchen with white gloss base and wall units, contrasting grey worksurfaces, integrated oven, ceramic hob, cooker hood, plumb space for fridge freezer and washing machine, tiled splashback, anthracite sink and drainer, stylish laminate flooring, space for dining table and chairs, double glazed window to rear and sliding double glazed patio doors to rear.

### Bedroom One

3.37m x 2.91m (11' 1" x 9' 7") Stylish contemporary decor, selection of fitted wardrobes, fitted carpet and double glazed window to rear.

### Bedroom Two

3.37m x 3.0m (11' 1" x 9' 10") Generous sized double bedroom, neutral decor, herringbone vinyl flooring, double glazed window to front.

### Bedroom Three

2.75m x 2m (9' 0" x 6' 7") Stylish decor, ceiling coving, herringbone vinyl flooring, double glazed window to front.

### Bathroom

1.93m x 1.68m (6' 4" x 5' 6") The spacious family bathroom comprises of wash hand basin, WC, bath with overhead electric shower, modern grey wet wall finish to walls, crisp white decor, ceiling spotlights, vinyl flooring and double glazed opaque window to rear.

### External

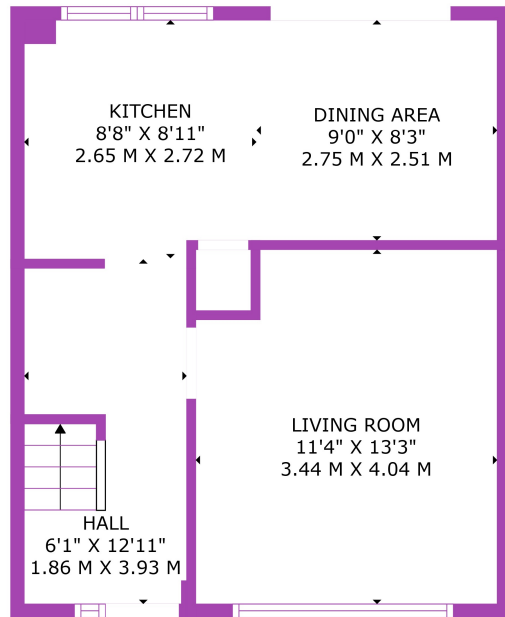
This property features spacious gardens both at the front and back. The low maintenance front garden includes an astro-turf lawn, a slabbed pathway, and side gate access to the rear garden. The private rear garden has an astro-turf lawn at the center, bordered by a neat slabbed patio. It's well maintained and ideal for relaxing or enjoying alfresco dining.

### Council Tax Band

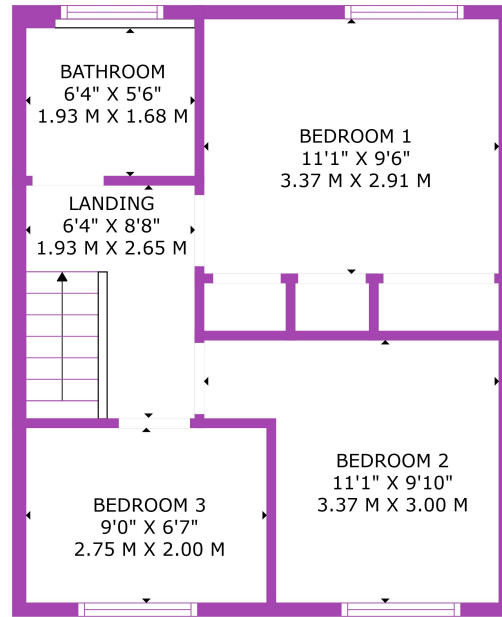
Band A

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FLOOR 1



FLOOR 2



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