



3 Mill Wynd

Waterside
Kilmarnock, KA3 6JL
P.O.A.

GREIG
Residential



Mill Wynd

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Nestled within the idyllic semi rural village of Waterside, this charming three bedroom terraced villa is surrounded by breathtaking countryside views and lies along the banks of Craufurdland Water making it the ideal retreat. Boasting spacious accommodation over two levels complete with soft neutral decor, modern fixtures and fittings and complimented by traditional elements throughout. Waterside is conveniently situated on the outskirts of Galston and Kilmarnock providing access to all local amenities and less than half an hour from Glasgow, offering the perfect balance that is sure to appeal to the most discerning of buyers.





Hallway

2.09m x 4.38m (6' 10" x 14' 4") Access is given via an outer double glazed composite cottage style door to a welcoming entrance hallway boasting contemporary neutral decor, practical under stairs storage cupboard, ceiling coving and oak effect laminate flooring. The hallway gives access to the lounge, kitchen, wc, utility room and a carpeted storage cupboard leads to the upper level.

Lounge

3.49m x 4.38m (11' 5" x 14' 4") Generously proportioned main apartment offering contemporary neutral decor, plentiful space for free standing furniture, ceiling coving, fitted carpet, two double glazed sash and case style windows to the front and door access to the dining kitchen.

Dining Kitchen

7.97m x 2.79m (26' 2" x 9' 2") Newly fitted dining sized kitchen complete with handle-less gloss wall and base units providing ample storage with complementary oak effect work surface, integrated oven, ceramic hob and hood, stainless steel sink and drainer, contemporary neutral decor, plentiful space for free standing furniture, ceiling spotlights, laminate flooring, two double glazed windows to the rear and double glazed patio doors to the rear gardens.

Utility Room

2.19m x 3.20m (7' 2" x 10' 6") Practical utility room comprising of a additional gloss base units with complimentary work surface, plumbing and space washing machine and tumble drier, contemporary decor, laminate flooring and a double glazed window to the front.

Cloaks/WC

2.19m x 1.08m (7' 2" x 3' 7") Conveniently located on the lower level, the stylish wc/cloaks complete with wash hand basin, wc, stylish contemporary decor, ceiling spotlights and tiled flooring.

Bedroom One

3.26m x 5.08m (10' 8" x 16' 8") The master bedroom is an impressive double boasting neutral decor, storage cupboard with hanging storage, ceiling coving, fitted carpet, access to en-suite facilities and two sash and case style double glazed windows to the front offering open countryside leafy outlooks.

En-Suite

1.75m x 1.81m (5' 9" x 5' 11") Stylish en-suite comprising of a wash hand basin, wc, shower cubicle with electric shower, neutral soft decor, tiling to walls and flooring and a double glazed velux to the rear.

Bedroom Two

3.47m x 3.97m (11' 5" x 13' 0") Spacious double bedroom with soft neutral decor, practical storage cupboard, fitted carpet and two double glazed sash and case style windows to the front.

Bedroom Three

2.98m x 3.19m (9' 9" x 10' 6") Bedroom three is a spacious double offering soft neutral decor, fitted carpet and two double glazed sash and case style windows to the rear boasting open outlooks.

Bathroom

3.03m x 1.77m (9' 11" x 5' 10") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with mixer taps, shower cubicle with electric shower, neutral tiling to walls, contrasting floor tiling ceiling spotlights and two double glazed sash and case opaque windows to the rear.

Externally

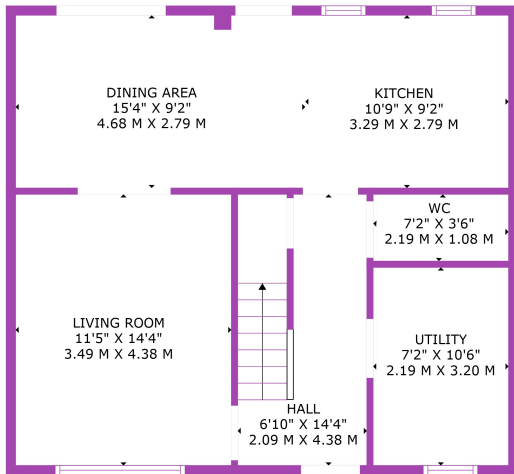
This property boasts spacious fully enclosed rear gardens complete with a well manicured lawn bordered by mature shrubbery and a paved patio perfect for al fresco dining and entertaining.

Council Tax Band

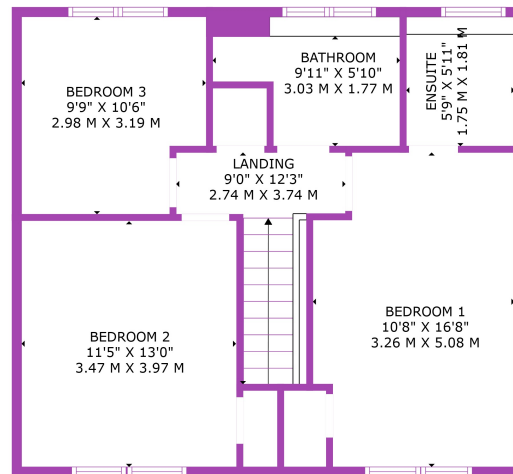
Band E

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FLOOR 1



FLOOR 2



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