



25 Mackellar Place
Kilmarnock, KA3 7NW
Offers Over £195,000

GREIG
Residential



Mackellar Place

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Greig Residential are delighted to present this excellent three bedroom modern detached villa positioned on a desirable head of cul-de-sac plot in the ever popular New Farm Loch with immediate neighbouring greenery and direct access to schooling for all levels. This fantastic property offers spacious accommodation over two levels boasting generous living space with tasteful décor and modern fixtures and fittings throughout. Complemented with generous gardens, detached garage and off street parking, this property will be sure to appeal to a wide range of buyers.





Hallway

2.07m x 4.05m (6' 9" x 13' 3") Access from the main outer white UPVC door into the hallway with neutral décor, walnut effect laminate flooring and access to lounge, kitchen, cloaks/w.c. and carpeted staircase to upper level.

Lounge

3.45m x 4.15m (11' 4" x 13' 7") Generous sized main apartment with double glazed bay window to front, contemporary soft décor, wooden flooring, stylish wall lights and glazed double door access to dining room. Plentiful space for freestanding furniture.

Kitchen

2.83m x 3.39m (9' 3" x 11' 1") Modern fitted kitchen with plentiful modern base and wall storage units with complementary work surfaces and tiled splashback, stainless steel sink/drain, integrated oven and ceramic hob, integrated washing machine, dishwasher and fridge/freezer, practical storage cupboard, wet wall ceiling and spotlights, tiled flooring, double glazed window to rear and UPVC double glazed door to rear garden.

Dining Room

2.61m x 3.20m (8' 7" x 10' 6") Great sized dining room partially open plan to conservatory, perfect for entertaining, with contemporary décor, stylish wall lights and wooden flooring.

Conservatory

3.12m x 3.16m (10' 3" x 10' 4") Fully double glazed on all aspects with dwarf wall formation offering pleasant views of the garden, contemporary décor, wooden flooring and double glazed patio doors to garden.

Cloaks/W.C

0.85m x 1.75m (2' 9" x 5' 9") Stylish two piece cloaks/wc conveniently located on the ground floor comprising of w.c., and wash hand basin, contemporary grey wet wall finish to walls, laminate flooring, wet wall ceiling, feature mirrored anthracite radiator and double glazed opaque window to front.

Bedroom One

3.20m x 3.48m (10' 6" x 11' 5") On the upper level the generous sized master bedroom offers double glazed window to front, double fitted wardrobes providing ample storage, crisp white decor, fitted carpet and door access to en suite.

Master En Suite

1.19m x 2.47m (3' 11" x 8' 1") Three piece modern en suite shower room comprising of w.c., wash hand basin and shower cubicle with electric overhead shower, tiling to walls and flooring, double glazed opaque window to the side.

Bedroom Two

3.49m x 3.52m (11' 5" x 11' 7") Second double bedroom with double glazed to rear overlooking the gardens and boasting welcoming leafy outlooks, practical storage cupboard, neutral decor and fitted carpet.

Bedroom Three

2.08m x 2.44m (6' 10" x 8' 0") Bedroom three offers double glazed window to rear with leafy outlooks, soft neutral decor and laminate flooring.

Bathroom

1.90m x 2.09m (6' 3" x 6' 10") Completing the accommodation is the three piece family bathroom suite comprising of w.c., wash hand basin and bath with over bath electric shower. Modern tiling to walls and floor, double glazed opaque window to front.

Externally

The property benefits from landscaped garden grounds to the front and rear. To the front there is a manicured lawn, chipped area with decorative stepping stones to front door and shrub planters. The driveway to the side leads to the detached garage and provides ample off street parking. The sizeable rear garden is mainly chipped with artificial lawn areas, bordered by mature shrubs and enclosed with fencing allowing for a safe and private outdoor space.

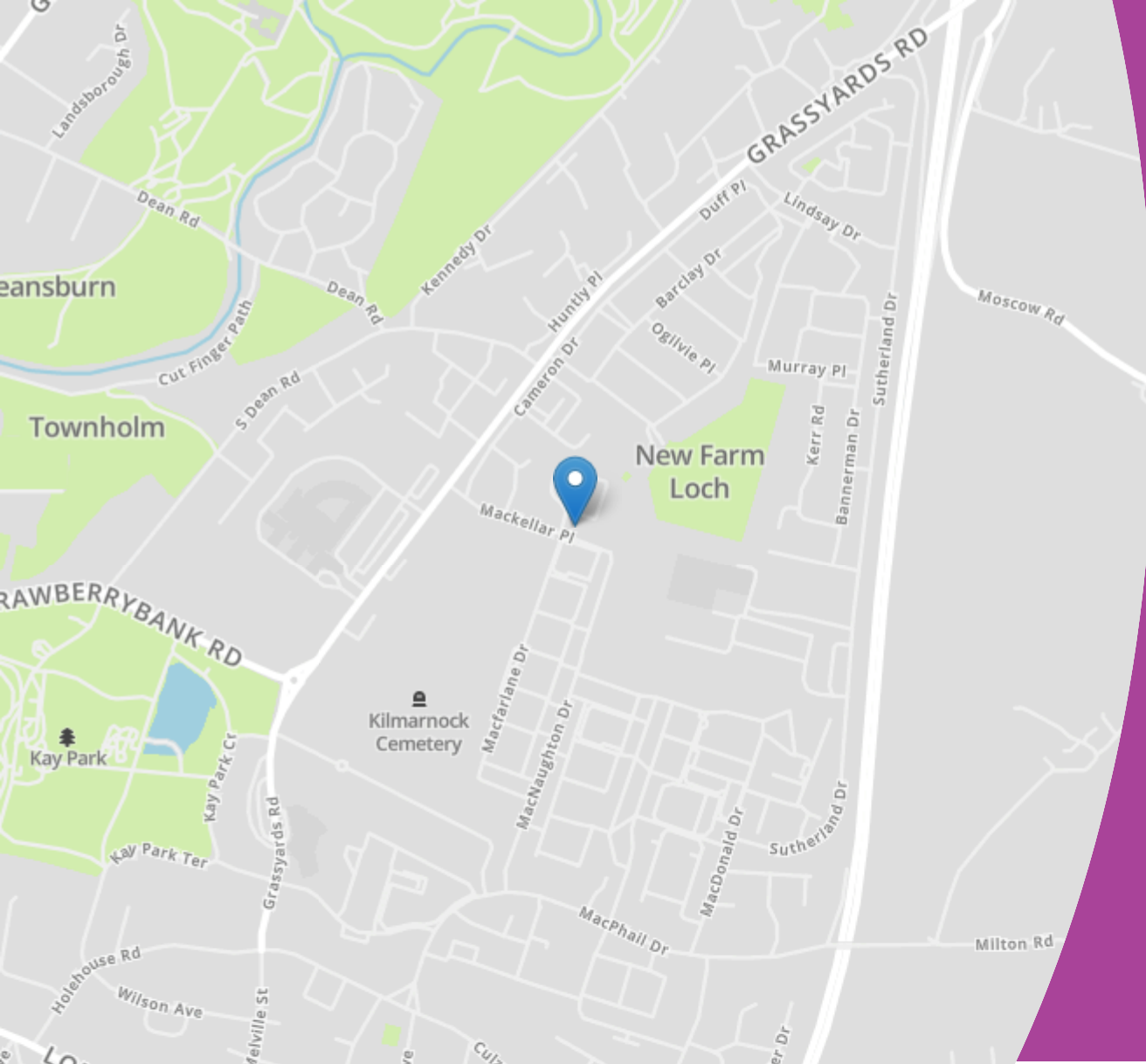
Council Tax Band

Band E

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