



Flat C, 10 New Mill Road
Kilmarnock, KA1 3JF
P.O.A.

GREIG
Residential



New Mill Road

Kilmarnock, KA1 3JF

Proudly presenting to the market this traditional sandstone three bedroom upper flat ideally situated on the periphery of Kilmarnock town centre boasting a convenient ease of access to transport links and local amenities. Offering generous accommodation over two levels with neutral decor and modern fixtures throughout, this property is the perfect first time buy or investment and is sure to appeal to a wide range of viewers.





Hallway

1.18m x 2.36m (3' 10" x 7' 9") Accessed via white UPVC glazed door, crisp white decor, storage cupboard, laminate flooring, gives access to bedroom one/living room, bathroom and sitting room/dining room.

Bedroom One/Livingroom

4.59m x 3.68m (15' 1" x 12' 1") Flexible main apartment which could be used as a master bedroom or livingroom boasting traditional high ceilings, ceiling cornice and central rose, contemporary decor, laminate flooring, feature fireplace with wood mantel, double glazed bay window to the front.

Sitting Room/Dining Room

4.31m x 2.96m (14' 2" x 9' 9") Another flexible living space featuring contemporary decor, fitted carpet, staircase to upper level, gives access to the kitchen, double glazed window to rear.

Kitchen

3.02m x 1.61m (9' 11" x 5' 3") Fitted kitchen offering neutral decor, white base and wall units, contrasting anthracite worktops, integrated gas hob and oven, plumb space for washing machine and under counter fridge-freezer, stainless steel sink and drainer, vinyl flooring and double glazed windows to the side and rear.

Bedroom Two

3.33m x 3.41m (10' 11" x 11' 2") Double bedroom featuring crisp white decor, fitted carpet, double glazed velux window to the front.

Bedroom Three

2.37m x 2.97m (7' 9" x 9' 9") Third bedroom offering crisp white decor, fitted carpet and double glazed velux window to the rear.

Bathroom

1.96m x 1.72m (6' 5" x 5' 8") Three piece fitted bathroom boasting WC, wash hand basin. electric shower over bath, crisp white fully tiled walls and vinyl flooring.

Externally

This property further benefits from a communal garden to the rear with drying area laid to chip.

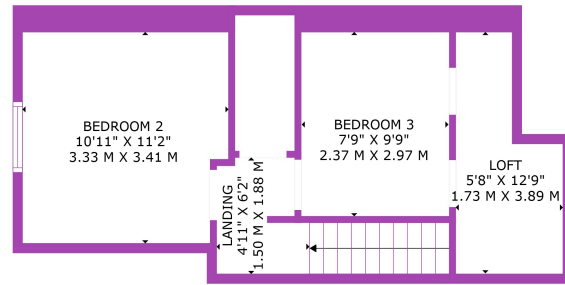
Council Tax Band

Band B

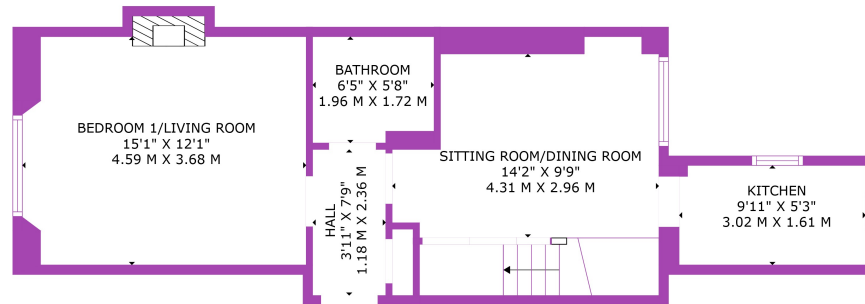
Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.





FLOOR 2



FLOOR 1

TOTAL: 681 sq. ft, 64 m²

FLOOR 1: 481 sq. ft, 45 m²; FLOOR 2: 200 sq. ft, 19 m²

EXCLUDED AREAS: UNDEFINED: 27 sq. ft, 2 m²; FIREPLACE: 5 sq. ft, 1 m²; LOW CEILING: 114 sq. ft, 11 m²

WALLS: 133 sq. ft, 10 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

