



Derwent Court
Hill Street
P.O.A.

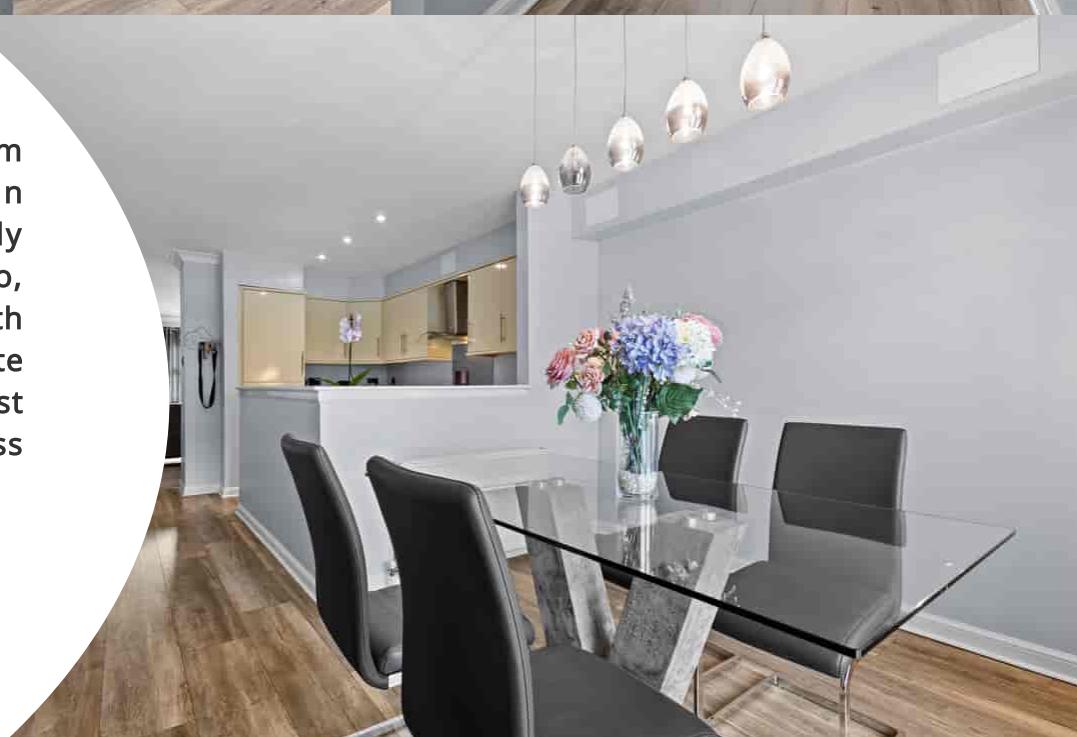
GREIG
Residential



Derwent Court

Kilmarnock, KA3 1HQ

Ideally located within Kilmarnock town centre, this superb two bedroom ground floor flat offers modern, all on the level living finished in contemporary neutral décor with quality fixtures throughout. A rarely available opportunity, the property also features a private decked patio, low maintenance communal gardens and ample off street parking. With immediate access to all local amenities and positioned directly opposite Kilmarnock College and the train station, this home will appeal to first time buyers, commuters, and downsizers alike and is sure to impress even the most discerning of buyers.





Hallway

3.17m x 2.94m (10' 5" x 9' 8") Access is given to a welcoming spacious hallway offering modern decor, ceiling coving and fitted carpet. The hallway gives access to lounge, two bedrooms and bathroom.

Lounge

5.55m x 3.91m (18' 3" x 12' 10") Generously proportioned main apartment boasting contemporary modern decor, ceiling coving, fitted carpet and double glazed window to the front.

Kitchen

3.71m x 1.96m (12' 2" x 6' 5") Fully fitted modern kitchen complete with contemporary open plan layout to the dining room, wall and base units providing ample storage with complimentary work surface, integrated oven, gas hob, fridge freezer and dish washer, stainless steel sink and drainer, plumbing and space for a washing machine, neutral decor, ceiling spotlights and laminate flooring.

Dining Room

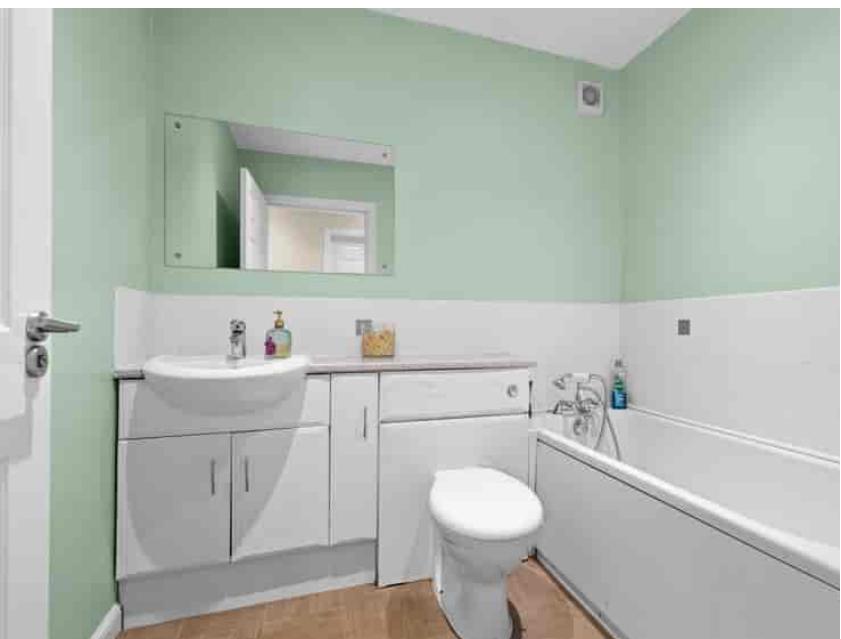
3.11m x 3.35m (10' 2" x 11' 0") Superb dining room boasting modern decor, plentiful space for dining table and chairs, laminate flooring and double glazed French doors leading to the private patio.

Bedroom One

3.12m x 4.24m (10' 3" x 13' 11") The master bedroom is a generous double offering neutral decor, fitted carpet, double glazed window to the rear and access to en-suite facilities.

En-Suite

1.69m x 2.20m (5' 7" x 7' 3") Practical en-suite comprising of a wash hand basin, wc, shower cubicle with mains shower, neutral decor with a wet wall finish around shower, ceiling spotlights, heated towel rail and vinyl flooring.



Bedroom Two

4.32m x 2.94m (14' 2" x 9' 8") Spacious double bedroom with neutral decor, double fitted wardrobes, fitted carpet and two double glazed windows to the front.

Bathroom

1.94m x 2.20m (6' 4" x 7' 3") Completing the accommodation is the stylish bathroom comprising of a wash hand basin, wc, bath, neutral decor, half height tiling, ceiling spotlights, heated towel rail and FLOORING.

Externally

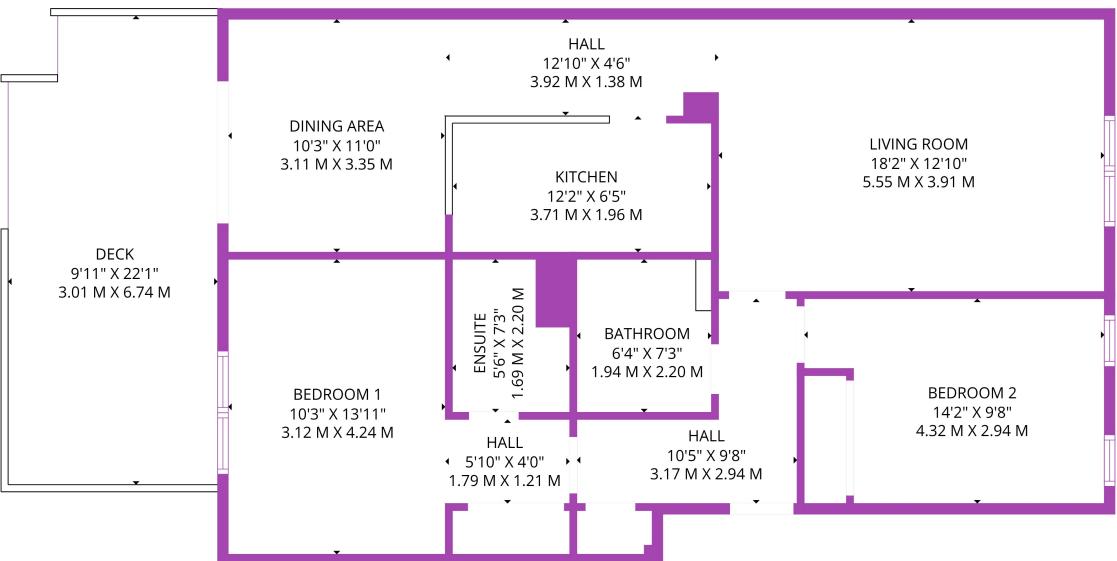
Situated on substantial communal garden grounds offering a spacious well maintained lawn area and a private decked patio perfect for al fresco dining and entertaining. A communal car park at the front providing allocated off street parking.

Council Tax Band

Band D

Disclaimer

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TOTAL: 992 sq. ft, 92 m²
Ground floor: 992 sq. ft, 92 m²
EXCLUDED AREAS: DECK: 211 sq. ft, 20 m², WALLS: 67 sq. ft, 6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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