



11 Dean Court  
Kilmarnock, KA3 1FN  
Offers Over £52,500

**GREIG**  
*Residential*





# Dean Court

Kilmarnock, KA3 1FN

Greig Residential are delighted to present to the market this highly sought after one bedroom first floor flat located in the modern Dean Court retirement development. The development itself is situated close to Kilmarnock town centre with ease of access to local amenities and transport links and offers a generous communal reception and lounge area, a warden who is available Monday to Friday, a 24/7 emergency call out service, a lift to all floors, landscaped communal garden and ample off street parking. Comprising of spacious accommodation, this rarely available flat is in true walk in condition complete with contemporary neutral decor and modern fixtures and fittings throughout. Further benefiting from direct access to the rear gardens, this is the perfect downsize and is sure to impress all who view. Please note, this property is only suitable for an occupant over the age of 60.





### Hallway

3.99m x 0.93m (13' 1" x 3' 1") Access is given via an outer wooden door to a welcoming entrance hallway comprising of neutral decor, practical storage cupboard and fitted carpet. The hallway gives access to the lounge, bedroom and shower room.

### Lounge

4.32m x 3.50m (14' 2" x 11' 6") Generously proportioned main apartment offering fresh white decor, feature mantle piece with decorative stone and wood surround and a connection for electric fire, fitted carpet, double glazed window to the rear, an archway to the kitchen and a door leading to the rear gardens.

### Kitchen

2.40m x 1.90m (7' 10" x 6' 3") Fully fitted kitchen complete with ample wall and base storage units, integrated oven, induction hob, fridge freezer, stainless steel sink and drainer, neutral decor, tiled flooring and a double glazed window to the rear.

### Bedroom One

5.32m x 2.65m (17' 5" x 8' 8") Spacious double bedroom offering neutral decor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

### Shower Room

1.99m x 1.85m (6' 6" x 6' 1") Completing the accommodation is the shower room comprising of a wash hand basin with vanity unit, wc, double walk in shower cubicle with electric shower, chrome heated towel rail, ceiling spotlights, tiling to walls and flooring.

### Externally

Further benefiting from spacious well manicured communal gardens with ample parking facilities to the front.

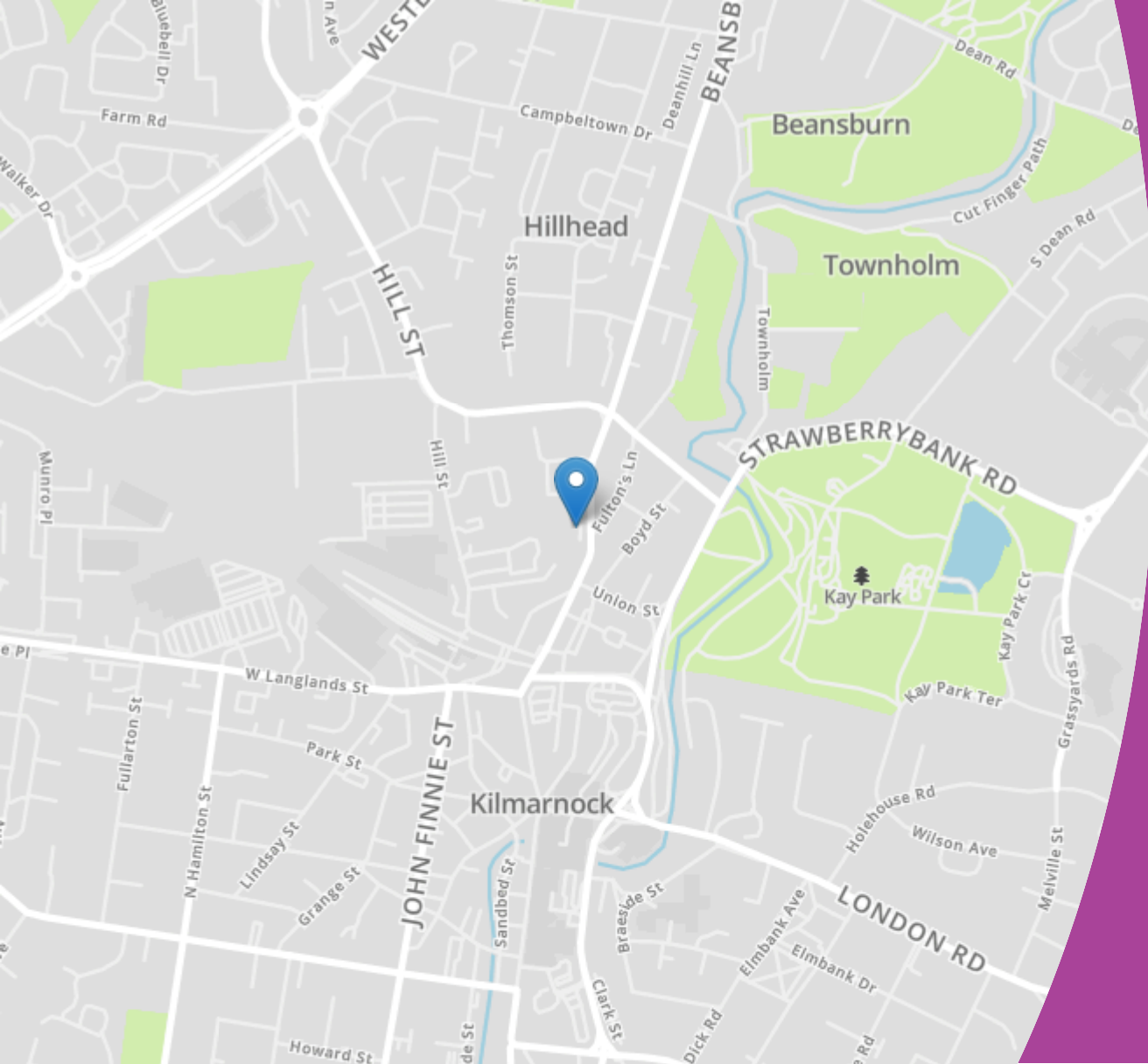
### Council Tax Band

Band C

### 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.





Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)