



2

Bedrooms



2

Bathrooms



- First-floor apartment
- Central location with excellent transport links
- Residents' parking
- Secure entry system
- Two double bedrooms with fitted wardrobes
- En-suite shower room & family bathroom

Welcome to 77 Mount Pleasant Way, Kilmarnock. Presented to the market by Property Matters Online, this two-bedroom apartment is located within a sought-after modern development in the heart of Kilmarnock town centre. Positioned on the first floor, the apartment is accessed via a well-maintained communal stairwell with a secure entry system, offering both security and peace of mind.

Upon entering, a spacious hallway provides access to all rooms. The open-plan lounge and kitchen area is bright and inviting, benefitting from large windows that allow for an abundance of natural light. The contemporary kitchen features a stylish mix of dark wood-effect units and light worktops, and includes integrated appliances such as a gas hob and electric oven.

Both double bedrooms are generously sized and come complete with fitted wardrobes. The master bedroom also benefits from a modern en-suite shower room with white sanitary ware and a large shower enclosure.

The main bathroom is equally well-appointed, with a three-piece suite and tasteful tiled splashbacks. Additional convenience is offered via a separate utility room, finished in matching kitchen units with space for a washer/dryer.

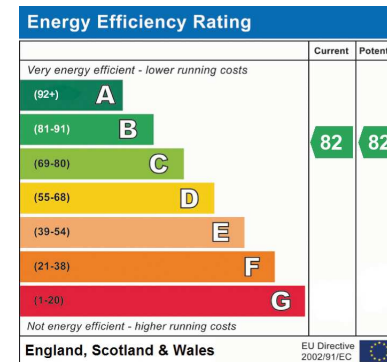
The property benefits from gas central heating and double glazing throughout.

Externally, the development offers residents parking and is professionally maintained, including the attractive communal gardens and stairways.

NB: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

PARTICULARS: Property Matters Ayrshire Ltd for themselves and for the sellers of this property whose agents they are, give notice that the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and that no person in the employment of Property Matters Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Intending purchasers must satisfy themselves, by inspection or otherwise, on all matters.

OFFERS: Offers must be submitted in Scottish legal form to the sole selling agents. Formal note of interest should be registered prior to offering. A closing date will only be notified to parties who have registered interest through their solicitors. The seller reserves the right to accept any offer at any time



Address: Mount Pleasant Way, Kilmarnock, KA3

