



10 Kinloch Road  
Kilmarnock, KA1 3NY  
P.O.A.

**GREIG**  
*Residential*



## Kinloch Road

Kilmarnock, KA1 3NY

Proudly presenting to the market this superb two bedroom end terraced villa located within the ever popular residential area of Bellfield in Kilmarnock with ease of access to local amenities, transports links and schooling. Having been recently redecorated throughout boasting fresh white décor further complimented by sizeable low maintenance private gardens and plentiful off street parking on generous driveway, this is sure to appeal to a wide range of buyers from first time home owners to those looking to downsize.





### Hallway

2.70m x 1.93m (8' 10" x 6' 4") Accessed by outer UPVC door into hallway boasting fresh white décor, newly fitted carpet, storage cupboard, carpeted staircase to upper level and door access to lounge and kitchen.

### Lounge

5.63m x 3.56m (18' 6" x 11' 8") Generous main apartment offering fresh white décor, newly fitted carpet, ceiling spotlights and dual aspect windows to the front and rear.

### Kitchen

2.84m x 2.33m (9' 4" x 7' 8") Fitted kitchen offering ample wall and base units, plumbing/space for cooker, fridge freezer and washing machine, stainless steel sink and drainer, wet wall finish to walls, double glazed window to the rear and double glazed opaque door access to rear gardens.

### Bedroom One

4.60m x 2.75m (15' 1" x 9' 0") Generous double bedroom offering fresh white décor, fitted carpet, storage cupboard and double glazed window to the front.



### Bedroom Two

3.65m x 2.86m (12' 0" x 9' 5") Generous double bedroom offering fresh white décor, fitted carpet, storage cupboard and double glazed window to the rear.

### Bathroom

1.90m x 1.84m (6' 3" x 6' 0") Three piece white suite comprising of WC, wash hand basin and electric shower over bath, ceiling spotlights, modern wet wall, decorative vinyl flooring and double glazed opaque window to the rear.

### External

Sizeable private low maintenance gardens to the rear laid to chips, lawn and patio, perfect for entertaining and al fresco dining.

Further benefiting from plentiful off street parking to the front on spacious driveway.

### Council Tax Band

Band A

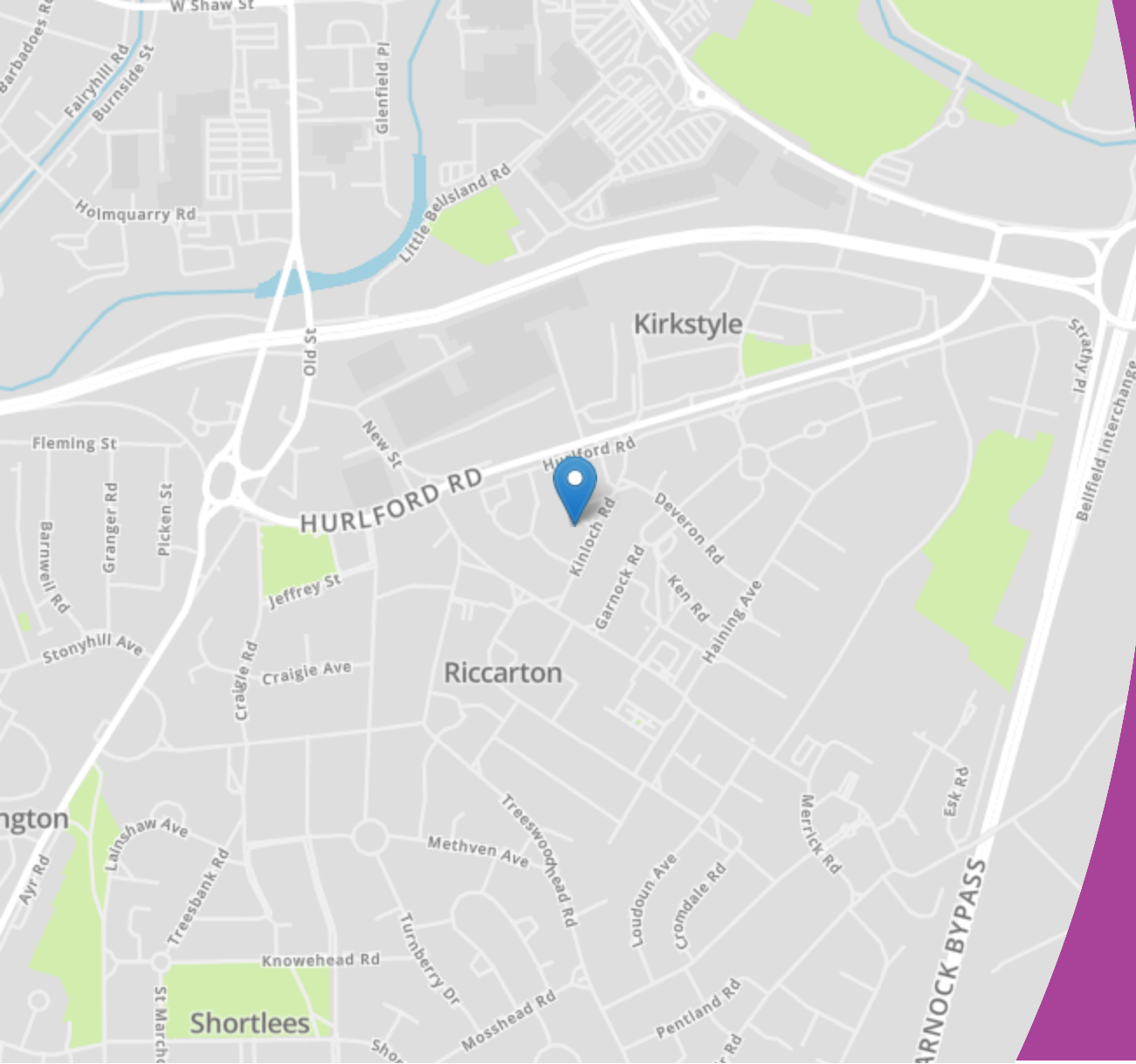




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# GREIG *Residential*

Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

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