



2 Finch Place  
Kilmarnock, KA1 3LG  
Offers Over £185,000

**GREIG**  
*Residential*

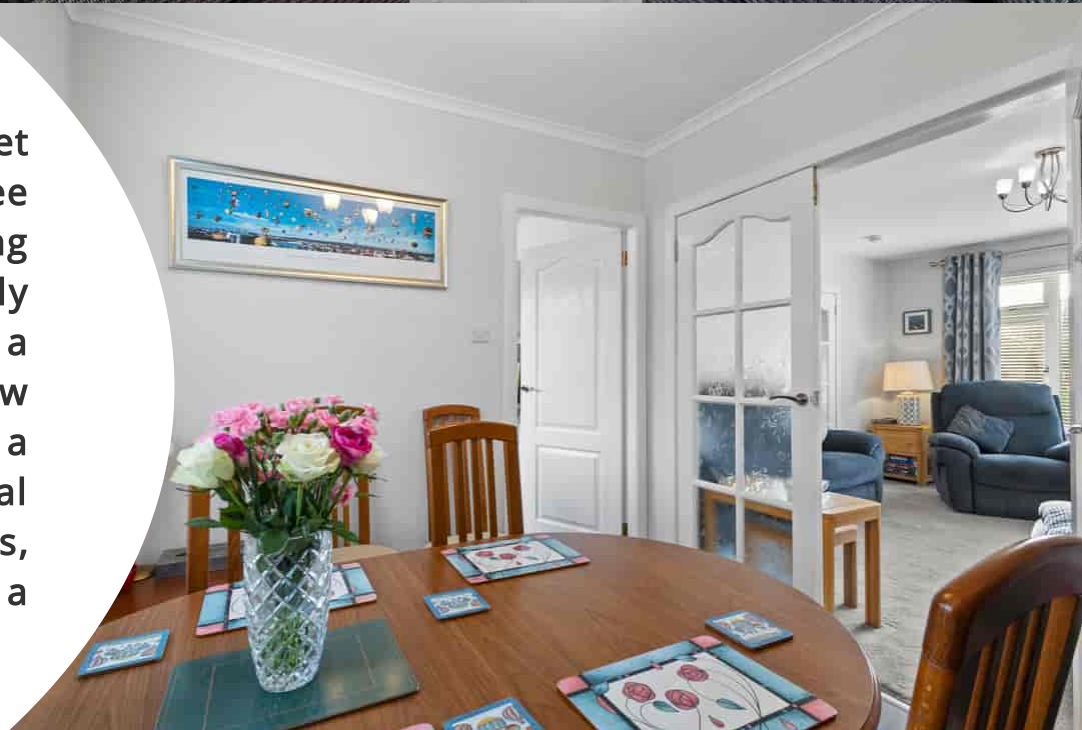




# Finch Place

Kilburn, NW11 3LG

Ideally located within a highly regarded residential pocket just off the prestigious London Road, this superb three bedroom semi detached villa is sure to impress. Offering spacious accommodation across two levels and lovingly maintained by the current owner, the property sits on a substantial corner plot featuring wraparound, low maintenance private gardens, off-street parking, and a garage—truly ticking every box. With easy access to local amenities, excellent schooling, and direct transport links, this is an ideal family home that is certain to appeal to a wide range of buyers.





## Hallway

2.61m x 1.79m (8' 7" x 5' 10") Access is given to a spacious welcoming hallway boasting neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the side. The hallway gives access to the lounge and shower room.

## Lounge

4.20m x 4.19m (13' 9" x 13' 9") Generously proportioned main apartment offering neutral decor, plentiful space for free standing furniture, fitted carpet and a double glazed window to the front. Double door access to dining room.

## Dining Room

3.11m x 2.50m (10' 2" x 8' 2") Spacious second apartment, flexible in use offering neutral decor, ceiling coving, neutral decor, laminate flooring and a double glazed window to the rear. Double door access to lounge and door leading to the kitchen.

## Kitchen

3.89m x 2.50m (12' 9" x 8' 2") Fully fitted kitchen complete with ample wall and base storage units with complimentary work surface, plumbing and space for a cooker, fridge freezer, dish washer and washing machine, stainless steel sink and drainer, neutral decor, vinyl flooring, a double glazed window to the rear and a door leading to the rear garden.

## Shower Room

2.81m x 1.48m (9' 3" x 4' 10") Conveniently located on the lower level the contemporary shower room comprises of a wash hand basin with vanity storage, wc, shower cubicle with mains shower, fully tiled, heated towel rail, ceiling spotlights, fully tiled shower, tiled flooring and a double glazed window to the side.

## Bedroom One

4.04m x 2.86m (13' 3" x 9' 5") The master bedroom is a generous double boasting neutral decor, fitted carpet and a double glazed window to the front.



## Bedroom Two

4.07m x 2.71m (13' 4" x 8' 11") Spacious double bedroom with neutral decor, fitted carpet and a double glazed window to the rear.

## Bedroom Three

3.83m x 2.94m (12' 7" x 9' 8") Bedroom three is a good sized double offering neutral decor, fitted carpet and a double glazed window to the rear.

## Bathroom

1.97m x 1.95m (6' 6" x 6' 5") Completing the accommodation is the three piece family bathroom comprising of a wash hand basin and vanity unit, wc, bath, modern tiled finish, vinyl flooring and a double glazed Velux window to the front.

## External

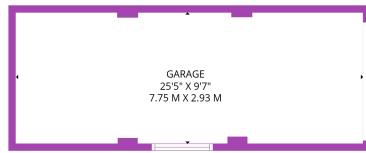
Positioned on a generous corner plot, this family villa boasts wraparound gardens to the front, side and rear. Private driveway to the side providing off street parking, leading to the detached garage with up and over door access. The front gardens are laid to chips with a generous lawn and paved patio to the side, bordered by a selection of hedging and shrubbery. The rear gardens are laid to chips with a fenced border.

## Council Tax Band

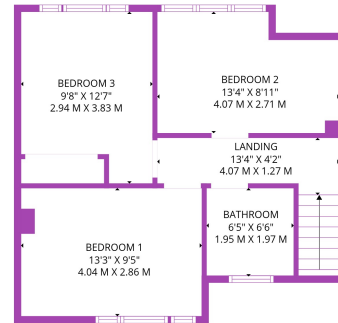
Band D

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GROUND FLOOR



1ST FLOOR

**TOTAL: 979 sq. ft, 91 m2**

Ground floor: 519 sq. ft, 48 m2, 1st floor: 460 sq. ft, 43 m2

EXCLUDED AREAS: GARAGE: 244 sq. ft, 23 m2, LOW CEILING: 18 sq. ft, 2 m2, WALLS: 128 sq. ft, 12 m2

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



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