



Flat G/2, 7 Fairyhill Road
Kilmarnock, KA1 1TA
P.O.A.

GREIG
Residential



Fairyhill Road

Kilmarnock, KA1 1TA

Situated in the heart of Kilmarnock and just a short stroll from the ever-popular Howard Park, this traditional one-bedroom ground floor flat offers spacious, all-on-one-level accommodation with bright and neutral décor throughout. The property is further enhanced by generous private and communal garden space, providing both relaxation and outdoor entertaining potential. Ideally positioned for easy access to a wide range of local amenities and excellent transport links, this home is perfectly suited for first-time buyers, downsizers, or those seeking an investment opportunity.





Hallway

2.98m x 1.39m (9' 9" x 4' 7") Access from white UPVC door via communal entry offering neutral décor, laminate flooring, providing practical additional storage in fitted sliding door wardrobe and door access to all apartments.

Lounge

4.04m x 4.37m (13' 3" x 14' 4") Generous main apartment offering neutral décor, laminate flooring, feature electric fireplace and downlighting, recess with glass shelving and spotlight, door access to kitchen and double glazed sliding door giving access to rear gardens.

Kitchen

1.92m x 1.93m (6' 4" x 6' 4") Fitted kitchen offering a selection of wall and base units with complimentary wood effect work surfaces and additional storage cupboard, stainless steel sink and drainer, space for free standing cooker, extractor hood, plumbing/space for under counter fridge/freezer, neutral décor, tiled flooring, double glazed window to the rear and access to lounge.



Bedroom One

4.61m x 3.63m (15' 1" x 11' 11") Generous double bedroom offering neutral décor, fitted carpet, a selection of fitted bedroom furniture providing ample storage and double glazed window to the front.

Bathroom

1.16m x 2.58m (3' 10" x 8' 6") Three piece suite comprising of WC, wash hand basin and electric shower over bath, chrome heated towel rail, ceiling spotlights, fully tiled to walls and vinyl flooring.

External

Offering both private and communal well maintained gardens to the rear.

Further benefiting from chipped private garden to the front with on street parking available.

Council Tax Band

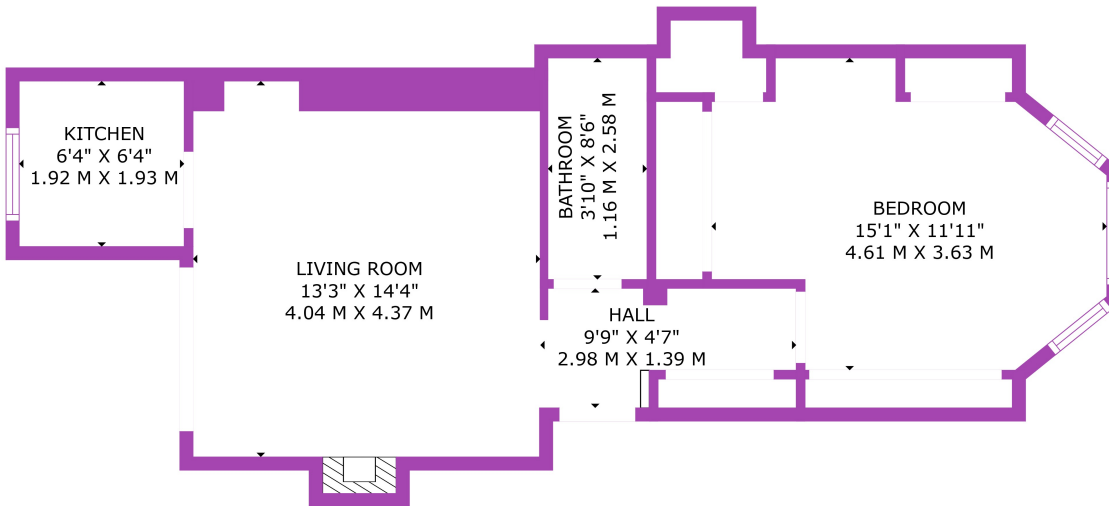
Band A



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