



14 Balgray Avenue  
Kilmarnock, KA1 4QS  
P.O.A.

**GREIG**  
*Residential*



# Balgray Avenue

Kilmarnock, KA1 4QS

Proudly presenting to the market this rarely available five bedroom extended villa located on the southern periphery of Kilmarnock, in a popular residential area, whilst maintaining ease of access to local amenities, transport links and schooling. Boasting spacious flexible accommodation over two levels with contemporary décor and modern fixtures and fitting throughout, further complimented by sizeable elevated private gardens and ample off street parking, this is the perfect family home and sure to impress all who view.





### Hallway

1.97m x 1.40m (6' 6" x 4' 7") Accessed via outer UPVC door into the entrance hallway offering fresh white décor, inner door access to lounge & downstairs bedroom, ceiling coving, with hardwood flooring as well as carpeted stairs to upper level.

### Lounge

4.60m x 3.75m (15' 1" x 12' 4") Generous main apartment offering soft grey décor, hardwood flooring, ceiling coving, double glazed window to the front, under stairs storage cupboard and door access to dining room.

### Dining Room

4.75m x 2.80m (15' 7" x 9' 2") Generous flexible use apartment, currently used as a dining room, offering neutral décor, hardwood flooring, storage cupboard housing fridge, washing machine and tumble dryer, door access to kitchen and sun room.



### Kitchen

6.50m x 2.65m (21' 4" x 8' 8") Modern fitted kitchen offering white gloss wall and base units with contrasting oak work surfaces, integrated oven with five burner gas hob and extractor hood, stainless steel sink and drainer, stainless steel splashback, integrated fridge, dish washer and wine fridge, double glazed window to the rear and door access to rear gardens.

### Bedroom Two

4.75m x 2.65m (15' 7" x 8' 8") Large double bedroom, located downstairs, offering soft grey décor, hardwood flooring and double glazed window to the front.

### Sun Room

4.16m x 3.66m (13' 8" x 12' 0") Additional spacious apartment offering neutral décor, hardwood flooring, double glazed window to the rear and double patio doors giving access to rear gardens.

### Shower Room

1.82m x 1.62m (6' 0" x 5' 4") Three piece suite comprising of WC, wash hand basin and shower cubicle, hardwood flooring with neutral décor.



### Bedroom One

7.90m x 2.65m (25' 11" x 8' 8") Impressive master bedroom offering soft grey décor, hardwood flooring, fitted wardrobes, double glazed window to the front and door access to en-suite.

### En-Suite

3.16m x 2.70m (10' 4" x 8' 10") Spacious three piece suite comprising of WC, wash hand basin and corner shower cubicle, soft grey décor, hardwood flooring and double glazed window to the rear.

### Bedroom Three

3.00m x 2.75m (9' 10" x 9' 0") Generous double bedroom offering contemporary décor, hardwood flooring and double glazed window to the rear.

### Bedroom Four

3.75m x 2.75m (12' 4" x 9' 0") Spacious double bedroom offering soft children's décor, hardwood flooring and double glazed window to the front.

### Bedroom Five

2.38m x 2.38m (7' 10" x 7' 10") Single bedroom, currently used as a home office, offering contemporary grey décor, hardwood flooring and double glazed window to the front.



### Bathroom

2.07m x 1.88m (6' 9" x 6' 2") Three piece suite comprising of WC, wash hand basin with electric shower over bath, wet wall finish to walls, tiled flooring, ceiling spotlights and double glazed opaque window to the rear.

### External

Substantial elevated private gardens to the rear offering decorative raised decking area perfect for entertaining and al fresco dining. Further offering chipped and laid to lawn area.

Offering plentiful off street parking to the front on generous driveway big enough for three cars.

### Council tax Band

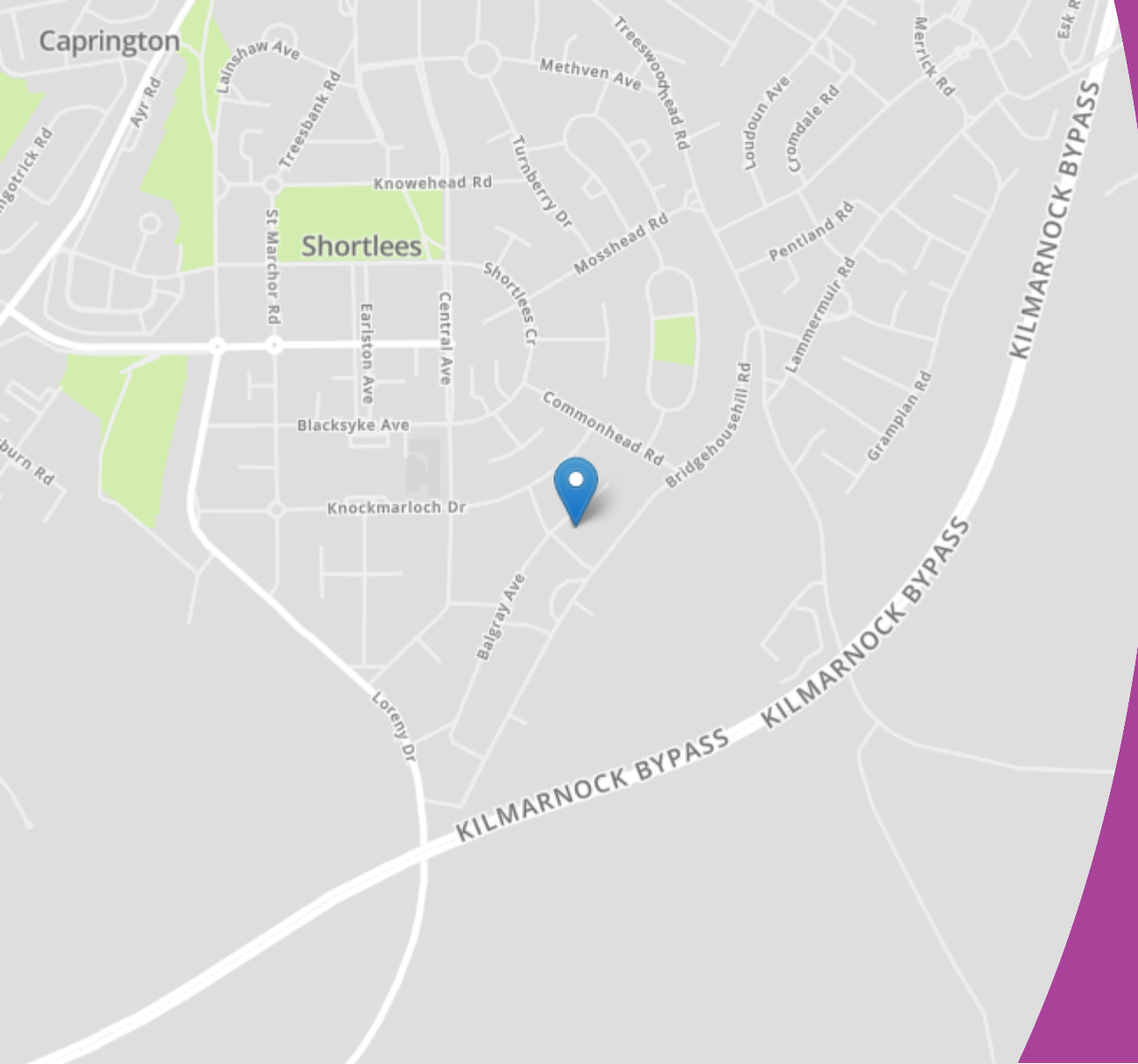
Band B



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