



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

**GREIG**  
*Residential*



# Balgray Avenue

Kilmarnock, KA1 4QS

Proudly presenting to the market this superb two bedroom semi detached villa located on the southern periphery of Kilmarnock whilst maintaining ease of access to local amenities, transport links and schooling. Offering spacious accommodation over two levels complimented by generous private elevated gardens to the rear and plentiful off street parking, this property is sure to appeal to a wide range of buyers from first time home owners to those looking to downsize.





### Hallway

1.20m x 1.03m (3' 11" x 3' 5") Accessed by outer white UPVC door into hallway offering white décor, laminate flooring and door access to lounge.

### Lounge

4.63m x 4.27m (15' 2" x 14' 0") Generous main apartment offering contemporary décor, laminate flooring, ceiling spotlights, double glazed window to the front and carpeted staircase to the upper level.

### Kitchen

4.27m x 2.77m (14' 0" x 9' 1") Fitted kitchen offering white gloss wall and base units with contrasting black surfaces, stainless steel sink and drainer, integrated oven with four burner gas hob and extractor hood, plumbing/space for American style fridge freezer and washing machine, ceiling spotlights, vinyl flooring, two double glazed windows to the rear and white UPVC door giving access to rear gardens.

### Bedroom One

3.30m x 3.20m (10' 10" x 10' 6") Generous double bedroom offering contemporary colourful décor, fitted carpet, fitted wardrobes and double glazed window to the front.

### Bedroom Two

3.58m x 2.30m (11' 9" x 7' 7") Generous double bedroom offering neutral décor, fitted carpet, fitted wardrobes and double glazed window to the rear.

### Bathroom

1.98m x 1.87m (6' 6" x 6' 2") Three piece white suite comprising of WC, wash hand basin and electric shower over bath, chrome heated towel rail, ceiling spotlights, decorative vinyl flooring and double glazed opaque window to the rear.

### External

Generous private elevated gardens to the rear laid to lawn and chips.

Further benefiting from plentiful off street parking on driveway with front lawn.

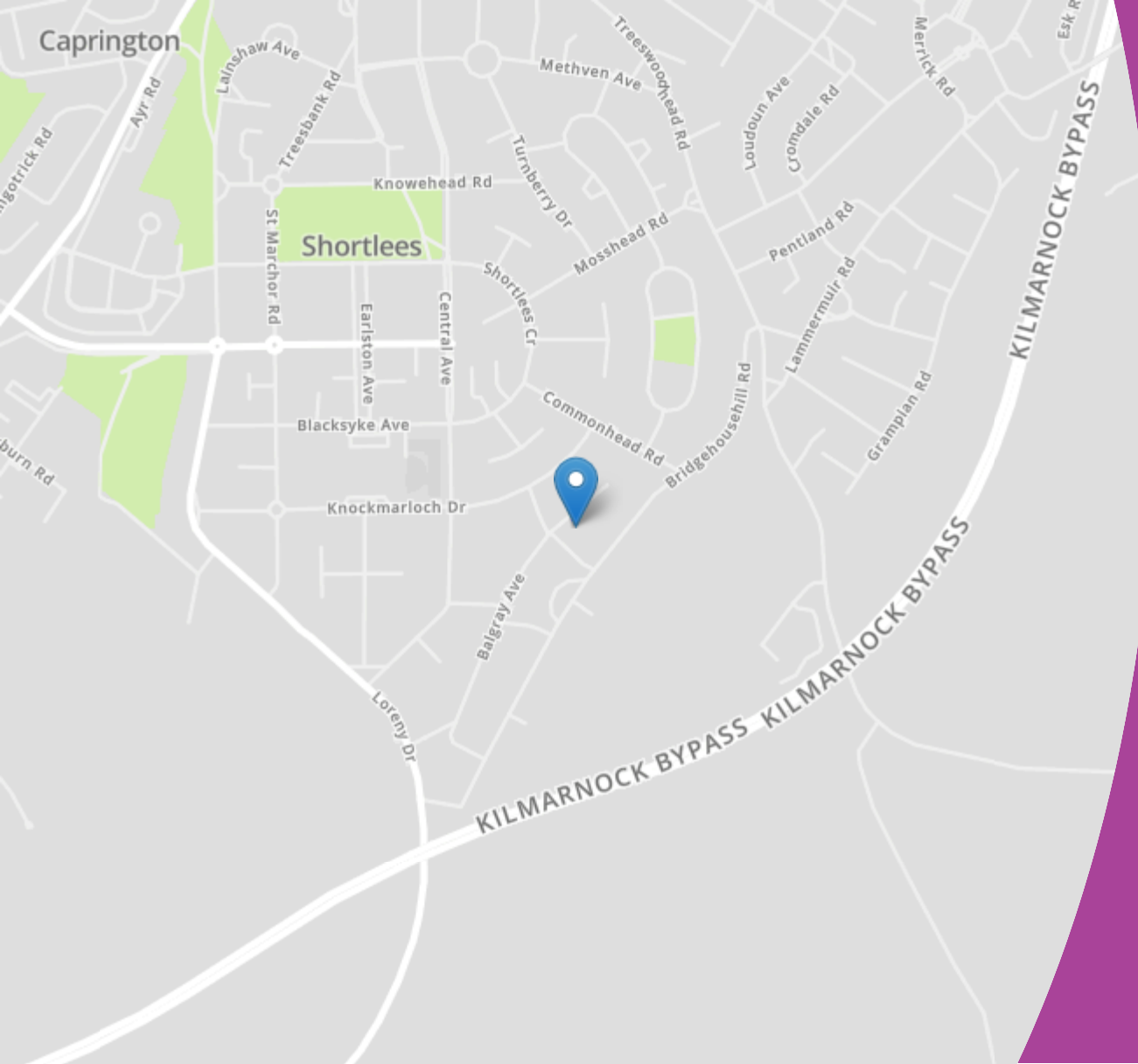
### Council Tax Band

Band B

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