



36 Crofthead Avenue
Kilmarnock, KA3 2HA
P.O.A.

GREIG
Residential



Crofthead Avenue

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Greig Residential are delighted to present to the market this charming two bedroom semi detached villa located within a popular residential area of Kilmarnock close to local amenities, schooling and transport links. Offering spacious accommodation over two levels boasting a wealth of potential, situated on an impressive plot providing large private gardens and ample off street parking, this is sure to appeal to a wide range of buyers from first time home owners, to those looking to downsize or invest.





Hallway

2.44m x 1.36m (8' 0" x 4' 6") Accessed from outer UPVC door into hallway giving access to lounge, kitchen and carpeted staircase to upper level with double glazed window to the front.

Lounge

5.76m x 3.05m (18' 11" x 10' 0") Generous proportioned main apartment requiring redecoration, offering laminate flooring, ceiling coving and double glazed windows to the front and rear.

Kitchen

3.53m x 2.64m (11' 7" x 8' 8") Generous sized kitchen, requiring redecoration, offering stainless steel sink and drainer, tiled splashback, plumbing/space for washing machine and fridge freezer, vinyl flooring, double glazed window to the side and double glazed UPVC door giving access to rear gardens.

Bedroom One

4.64m x 2.83m (15' 3" x 9' 3") Generous double bedroom, requiring redecoration, offering fitted carpet, over stairs cupboard and double glazed window to the front with outlooks over the communal green.

Bedroom Two

3.08m x 2.88m (10' 1" x 9' 5") Generous double bedroom offering fitted carpet, fitted wardrobes and double glazed window to the rear.

Bathroom

1.75m x 1.72m (5' 9" x 5' 8") Three piece white suite comprising of WC, wash hand basin and electric shower over bath, white tiling to walls, vinyl flooring and double glazed opaque window to the rear.

External

Substantial rear gardens laid to lawn and patio leading to off street parking to the side and front on driveway. Further offering low maintenance chipped garden to the front.

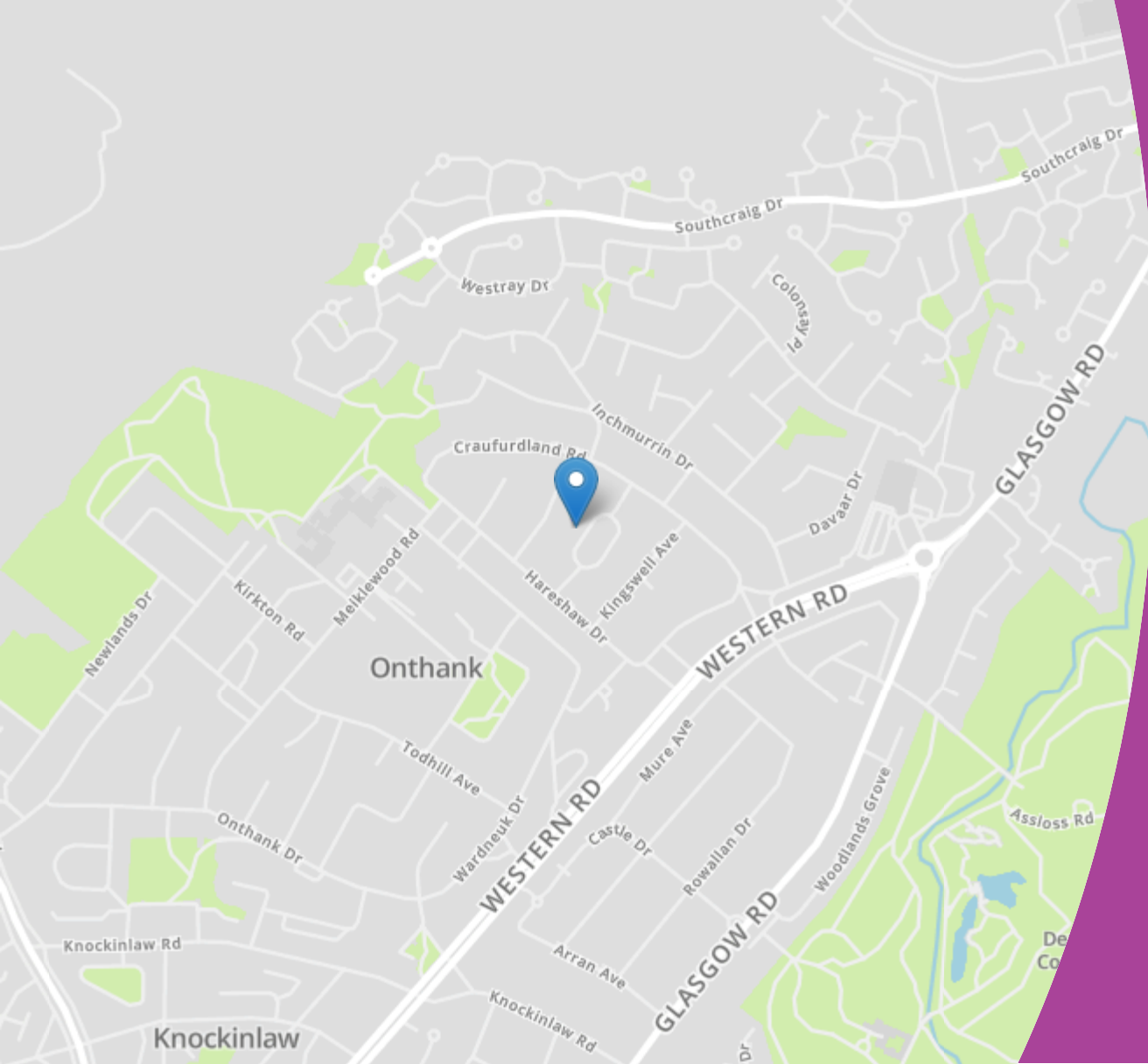
Council Tax Band

Band A

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