



19 Millhill Avenue

Kilmaurs
KA3 2TA
P.O.A.

GREIG
Residential



Millhill Avenue

Kilmaurs, KA3 2TA

Greig Residential are proud to present this lovingly maintained three bedroom end terraced family home situated in the highly desirable village of Kilmaurs. Within walking distance to all local amenities and transport links, this property with accommodation over three levels is in true walk in condition with modern fixtures and fittings through out, offering plentiful off street parking and immaculate rear garden would make the perfect family home or first time buy.





Lounge

4.53m x 3.79m (14' 10" x 12' 5") Generous main apartment featuring anthracite/grey decor, wall lighting, feature fireplace, laminate flooring, door access to kitchen and hallway, double glazed window to the front.

Kitchen

2.16m x 4.8m (7' 1" x 15' 9") Marine blue fitted kitchen featuring handle-less wall and base units, white marble effect work surfaces, induction hob, integrated external hood, black glass splashback, black composite sink and drainer, integrated dishwasher, washing machine, oven and microwave, plumb space for fridge freezer, 'Pearl Grey' herringbone luxury vinyl tile flooring, walk-in storage cupboard, ceiling spotlights, double glazed window to rear and door to rear garden.

Shower Room

2.22m x 1.88m (7' 3" x 6' 2") Modern three piece shower room consisting of WC, wash hand basin, mains fed shower cubicle, wet wall finish to the walls, ceiling spotlights, anthracite/grey towel rail and double glazed opaque window to the rear.

Bedroom One

4.17m x 4.8m (13' 8" x 15' 9") Located in the loft conversion boasts an impressive double bedroom featuring grey decor, laminate flooring, ceiling spotlights, double glazed velux window to the rear.

Bedroom Two

3.6m x 2.82m (11' 10" x 9' 3") Generous double, navy and white decor, laminate flooring, double glazed window to rear.



Bedroom Three

3.09m x 2.82m (10' 2" x 9' 3") Generous double bedroom, soft grey decor, laminate flooring and double glazed window to front.

External

Further benefiting this property is a large low maintenance double drive way laid to tarmac and to the rear of the property is an immaculate garden with ease of maintenance in mind featuring a quality artificial lawn area, decorative chips, workshop and slabbed patio area perfect for al fresco dining.

Workshop

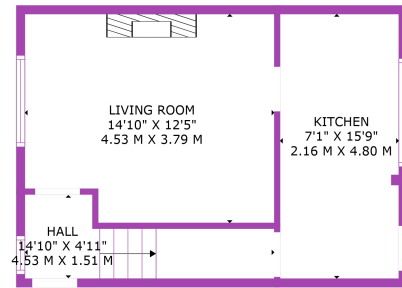
6.42m x 2.46m (21' 1" x 8' 1") Large workshop at the rear of the garden providing ample storage and a work space.

Council Tax Band

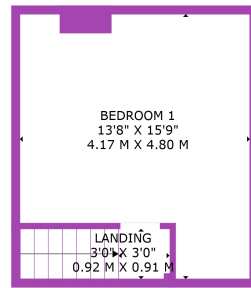
Band A

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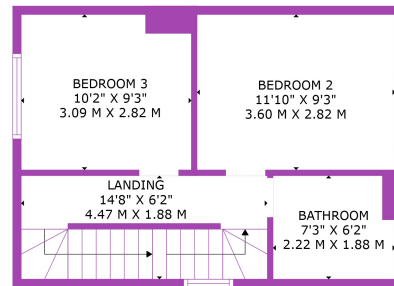
FLOOR 2



FLOOR 4



FLOOR 1



FLOOR 3

TOTAL: 829 sq. ft, 78 m²

BELOW GROUND: 0 sq. ft, 0 m², FLOOR 2: 351 sq. ft, 33 m², FLOOR 3: 351 sq. ft, 33 m², FLOOR 4: 127 sq. ft, 12 m²
 EXCLUDED AREAS: WORKSHOP: 170 sq. ft, 16 m², LOW CEILING: 89 sq. ft, 8 m²
 WALLS: 138 sq. ft, 12 m²

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

