



35 Lomond Road  
Kilmarnock, KA1 3SH  
P.O.A.

**GREIG**  
*Residential*



# Lomond Road

Kilmarnock, KA1 3SH

Proudly presenting to the market this superb three bedroom terraced villa situated within the ever popular Bellfield area of Kilmarnock providing convenient ease of access to all local amenities, schooling and transport links. Boasting spacious accommodation over two levels, this family home has been lovingly maintained throughout. Further benefiting from ample off street parking and low maintenance private gardens this is the ideal first time buy, family home or downsize and is sure to impress all who view.





### Hallway

1.04m x 1.79m (3' 5" x 5' 10") Access is given to a welcoming spacious hallway boasting contemporary decor, practical storage cupboard, laminate flooring and a double glazed window to the front. The hallway gives access to lounge, kitchen and a carpeted staircase leads to the upper level.

### Lounge

3.67m x 5.49m (12' 0" x 18' 0") Generously proportioned main apartment offering stylish decor, feature fireplace, fitted carpet and dual aspect double glazed windows to the front and rear.

### Kitchen

3.02m x 3.60m (9' 11" x 11' 10") Fully fitted modern kitchen complete with ample wall and base storage units with complimentary work surface, integrated oven, gas hob, stainless steel sink, plumbing and space for a dish washer, washing machine and tumble drier, stylish decor, laminate flooring, a double glazed window to the rear and a door leading to the rear garden.

### Bedroom One

4.72m x 2.31m (15' 6" x 7' 7") The master bedroom is a generous double with soft decor, double fitted wardrobes, fitted carpet and a double glazed window to the front.

### Bedroom Two

4.33m x 3.18m (14' 2" x 10' 5") A spacious double offering modern decor, ceiling coving, fitted carpet and a double glazed window to the rear.

### Bedroom Three

1.65m x 3.60m (5' 5" x 11' 10") Bedroom three is a good sized double offering neutral decor, triple fitted wardrobe, fitted carpet and a double glazed window to the rear.

### Bathroom

1.92m x 1.68m (6' 4" x 5' 6") Completing the accommodation is the wet room comprising of a wash hand basin, wc, mains shower, wet wall finish, ceiling spotlights, wet room flooring and a double glazed window rear.

### Externally

This property boasts private gardens to the front and rear, the front garden has been fully paved to allow ample off street parking whilst the large fully enclosed rear garden is complete with a variety of modern paved patios with decorative chips, the perfect low maintenance garden to enjoy relaxing or entertaining.

### Council Tax Band

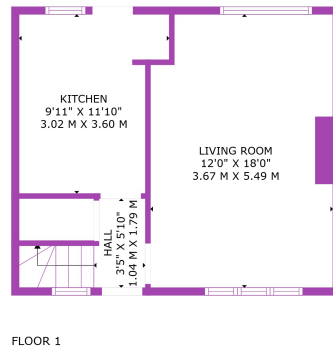
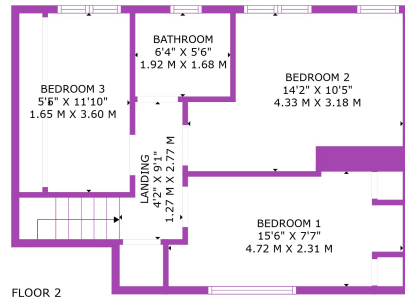
Band B

### Disclaimer

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**TOTAL: 809 sq. ft, 75 m<sup>2</sup>**  
FLOOR 1: 373 sq. ft, 35 m<sup>2</sup>; FLOOR 2: 436 sq. ft, 40 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 84 sq. ft, 8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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