



37 Bruce Street
Kilmarnock, KA1 4LS
P.O.A.

GREIG
Residential



Bruce Street

Kilmarnock, KA1 4LS

Introducing the market this immaculate two bedroom ground-floor cottage flat situated in a sought-after residential area of Riccarton in Kilmarnock with access to local amenities, transport links and schooling. Having been lovingly maintained offering spacious, single-level living featuring modern fixtures and fittings throughout, complemented by private rear gardens and ample off-street private parking, this is the perfect first time buy or downsize and sure to impress all who view.





Hallway

1.35m x 5.80m (4' 5" x 19' 0") Access via outer white UPVC door into hallway offering white décor, laminate flooring, storage cupboard and door access to lounge, bathroom, bedroom one and bedroom two.

Lounge

4.07m x 4.69m (13' 4" x 15' 5") Generous main apartment offering contemporary décor, laminate flooring, double glazed window to the front and glazed door giving access to kitchen.

Kitchen

3.10m x 2.93m (10' 2" x 9' 7") Modern fitted kitchen offering white gloss wall and base units with complimentary wood effect work surfaces, integrated oven with four burner gas hob and extractor hood, plumbing/space for washing machine and fridge freezer (currently not in working order), tiled splashback, laminate flooring, double glazed window to the rear and white UPVC door giving access to rear gardens.

Bedroom One

Generous double bedroom offering neutral décor, laminate flooring, four door fitted wardrobes and double glazed window to the front.



Bedroom Two

3.64m x 3.70m (11' 11" x 12' 2") Generous double bedroom offering neutral décor, laminate flooring and double glazed window to the rear.

Bathroom

1.97m x 1.84m (6' 6" x 6' 0") Three piece suite comprising of WC, wash hand basin vanity unit and electric shower over bath, tiling to walls and floor, ceiling spotlights, chrome heated towel rail and double glazed opaque window to the rear.

External

Generous private gardens to the rear, laid to lawn. Further benefiting from plentiful off street parking to the front on driveway, complimented by front lawn.

Council Tax Band

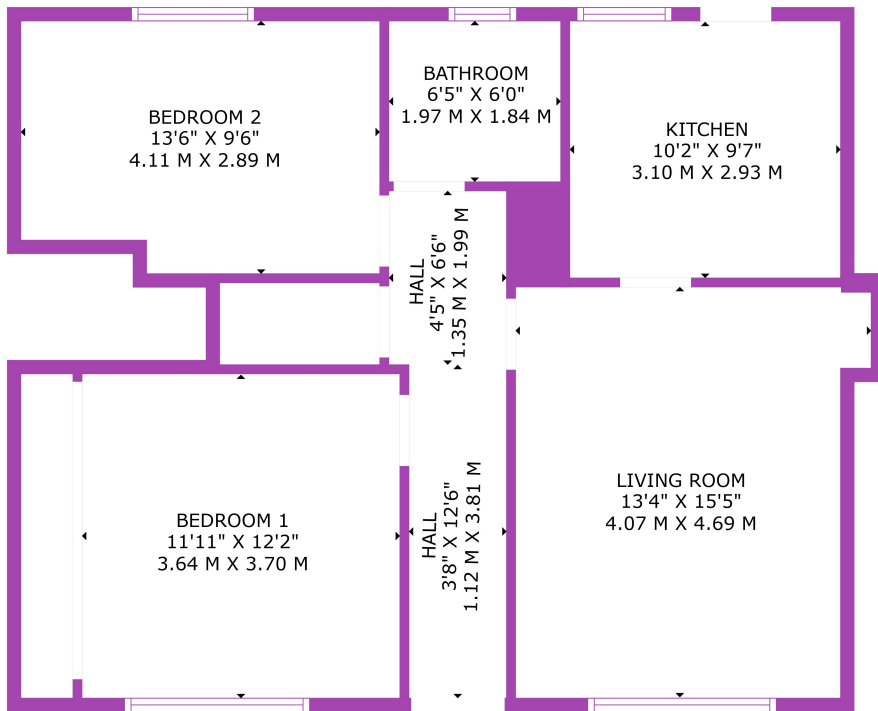
Band A



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TOTAL: 752 sq. ft, 70 m²
FLOOR 1: 752 sq. ft, 70 m²

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



Greig Residential
18 Henrietta Street, East Ayrshire
KA4 8HQ
01563 501350
info@greigresidential.co.uk