



69 Munro Avenue  
Kilmarnock, KA1 2NA  
P.O.A.

**GREIG**  
*Residential*



## Munro Avenue

Kilmarnock, KA1 2NA

Proudly presenting to the market this extended four bedroom upper flat located within the ever popular Bonnyton area of Kilmarnock close to local amenities, preferred schooling catchment area and transport links. Having been lovingly maintained offering generous flexible living space over two levels with generous private gardens to the rear, this is sure to appeal to a wide range of buyers.







### Hallway

6.00m x 1.99m (19' 8" x 6' 6") Accessed from private entrance stairwell with carpeted staircase to upper level offering neutral décor, fitted carpet, storage cupboard and door access to lounge, kitchen, two bedrooms and bathroom.

### Lounge

4.81m x 3.96m (15' 9" x 13' 0") Generous main apartment offering neutral décor, fitted carpet, decorative fireplace and double glazed window to the front.

### Kitchen

3.99m x 2.84m (13' 1" x 9' 4") Fitted kitchen offering plentiful wall and base units, plumbing/space for range style cooker, fridge freezer, washing machine and tumble dryer, tiled splashback, tiled flooring, plentiful space for dining table and chairs with double glazed window to the rear.

### Bedroom One

3.96m x 2.94m (13' 0" x 9' 8") Generous double bedroom offering contemporary neutral décor, fitted carpet, storage cupboard and double glazed window to the rear with far reaching views.



### Bedroom Two

3.64m x 3.33m (11' 11" x 10' 11") Generous double bedroom offering contemporary décor, fitted carpet, ceiling coving and double glazed window to the front.

### Bathroom

1.78m x 1.82m (5' 10" x 6' 0") Three piece white suite comprising of WC, wash hand basin and electric shower over bath, tiling to walls and floor with double glazed opaque window to the rear.

### Bedroom Three

4.44m x 2.87m (14' 7" x 9' 5") Good sized double bedroom offering contemporary décor, fitted carpet, plentiful fitted storage, double glazed Velux window to the side and door access to shower room.

### Shower Room

1.40m x 2.82m (4' 7" x 9' 3") Three piece white suite comprising of WC, wash hand basin and electric shower cubicle, tiling to shower, vinyl flooring, double glazed Velux windows to the side, providing en-suite access to bedroom three and access to bedroom four.



### Bedroom Four

3.08m x 3.63m (10' 1" x 11' 11") Generous double bedroom offering contemporary décor, fitted carpet, storage cupboard and double glazed Velux window to the front.

### External

Generous well maintained private gardens to the rear laid to lawn with chipped and patio area perfect for entertaining or al fresco dining.

On street parking available to the front.

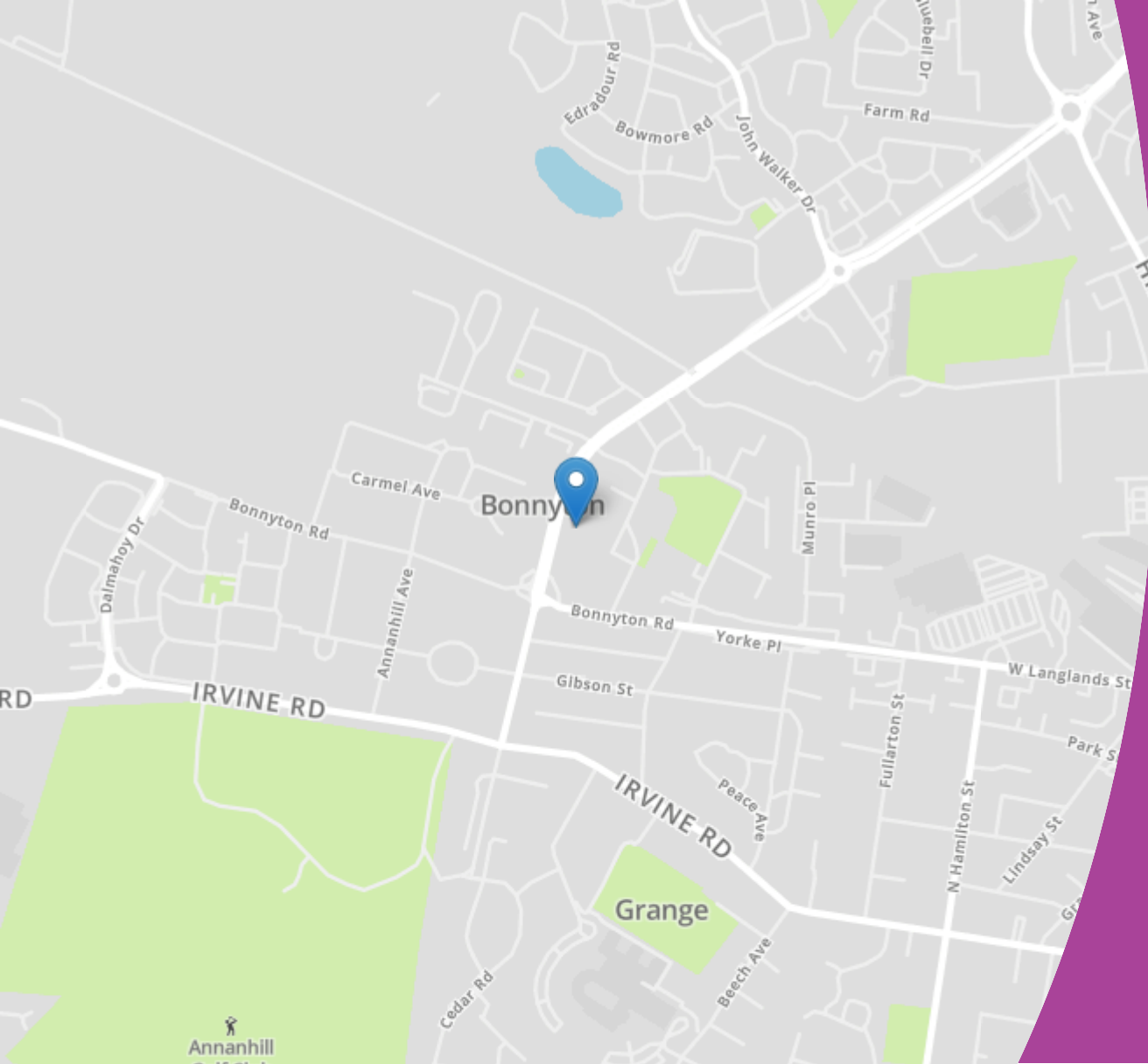
### Council Tax Band

Band B

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