



10 Wilson Avenue  
Kilmarnock, KA3 7AP  
P.O.A.

**GREIG**  
*Residential*

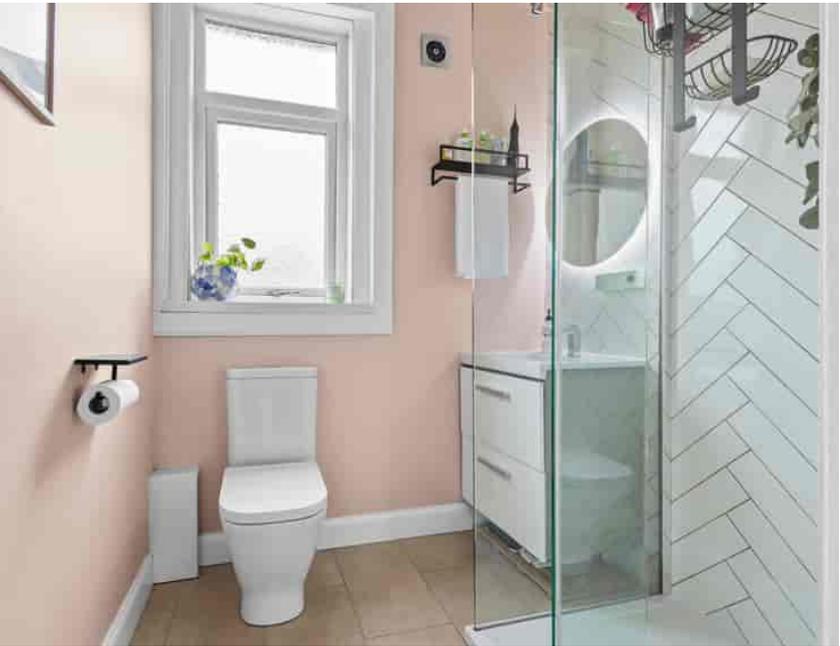


# Wilson Avenue

Kilmarnock, KA3 7AP

Proudly presenting this impressive, upgraded two bedroom ground floor flat providing generous lovingly maintained accommodation conveniently all on the level. Boasting a town centre location within a highly regarded residential area with open greenery outlooks directly to the front, this excellent flat provides ease of access to amenities and transport links. Being enhanced internally with stylish decor throughout and dining sized kitchen, and externally by a private driveway and rear gardens we are confident this property will appeal to a wide range of purchasers, including those downsizing or first time purchasing.





#### Porch

1.08m x 0.99m (3' 7" x 3' 3") With access via the outer UPVC double glazed door, the practical entrance porch is complete with white decor, ceiling spotlights, fitted carpet and internal glazed door to hallway.

#### Hallway

4.75m x 0.99m (15' 7" x 3' 3") Generous hallway providing door access to the lounge, two double bedrooms and shower room, offering contemporary neutral decor, laminate flooring and useful storage cupboard.

#### Lounge

4.58m x 3.95m (15' 0" x 13' 0") The formal lounge is a generously proportioned main apartment comprising of stylish neutral decor, laminate flooring and archway access to the kitchen. Double glazed window to the front.

#### Kitchen/Diner

3.94m x 3.02m (12' 11" x 9' 11") Modern dining sized fitted kitchen offering a range of contemporary white shaker style wall and base storage units with contrasting oak work surfaces, black composite sink and drainer, integrated oven, gas hob, fridge/freezer and dishwasher. Plumbing/space for washing machine, sage green tiled splashback, under cabinet lighting, tiled flooring, ceiling spotlights and neutral decor. Archway access, to lounge, plentiful space for dining table and chairs, double glazed window to the rear and door leading out into the rear gardens.

#### Bedroom One

4.37m x 3.73m (14' 4" x 12' 3") The master bedroom is a generous double complete with crisp white decor, fitted carpet and ceiling spotlights. Double glazed window to the front and plentiful space for freestanding furniture.

#### Bedroom Two

4.37m x 2.88m (14' 4" x 9' 5") The second double bedroom offers modern children's decor with half height wall paneling, ceiling spotlights, fitted carpet and double glazed window to the rear.

#### Shower Room

1.87m x 1.67m (6' 2" x 5' 6") Completing the accommodation is the three piece shower room suite comprising of a wash hand basin with vanity storage, wc and corner shower cubicle. Modern white herringbone tiling around walls, tiled flooring, ceiling spotlights, LED mirror and soft decor. Double glazed opaque window to the rear.

#### External

Positioned on a generous plot, this ground floor flat boasts private garden grounds to the front and rear. To the front is a private driveway, laid to chips, with a paved pathway. The rear gardens comprise of a lawn and chipped area, bordered by hedging providing privacy.

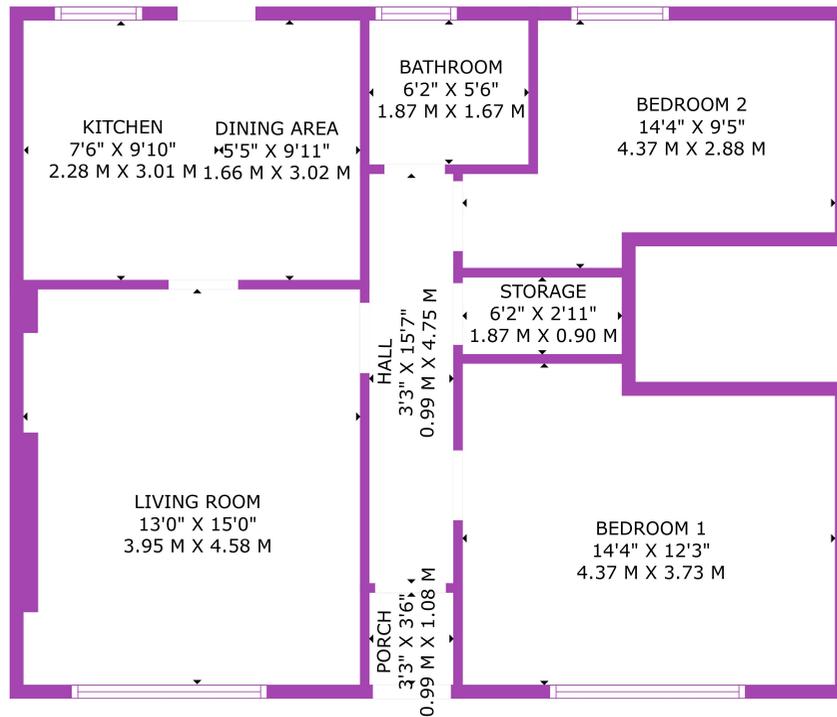
#### Council Tax

Band A

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TOTAL: 711 sq. ft, 66 m<sup>2</sup>  
FLOOR 1: 711 sq. ft, 66 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 11 sq. ft, 1 m<sup>2</sup>, STORAGE: 18 sq. ft, 2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

