



45 Carron Avenue
Kilmarnock, KA1 3NF
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this beautifully presented larger style semi detached villa located in the sought after Bellfield area within easy reach to local amenities, popular schooling and the A77. This fantastic family home offers spacious accommodation over two levels and has been decorated to a high standard with modern fixtures and fittings throughout, freshly painted render and has been recently re-roofed. The property is further complimented by easily maintained front garden, double driveway and fully enclosed rear garden.





Hallway

2.17m x 4.96m (7' 1" x 16' 3") Accessed from the main double glazed UPVC outer door is the spacious entrance hallway providing access to lounge, kitchen and carpeted staircase to upper level. Offering practical understair storage cupboard, contemporary neutral decor, laminate flooring and double glazed window to side.

Lounge

3.48m x 5.95m (11' 5" x 19' 6") Generously proportioned main apartment with dual aspect double glazed windows to front and rear, feature gas fireplace, contemporary neutral decor, ceiling coving and laminate flooring.

Kitchen

3.37m x 4.18m (11' 1" x 13' 9") Beautifully fitted kitchen with ample cream gloss base and wall storage units with stylish stone effect work surfaces and complimentary tiled splashback, stainless steel sink/drain, integrated oven, ceramic hob and cooker hood, plumbing and space for American style fridge freezer, washing machine and dishwasher, contemporary decor, side and rear facing double glazed windows and double glazed door to rear garden.

Bathroom

1.69m x 1.96m (5' 7" x 6' 5") Main family bathroom with modern white suite comprising; w.c., wash hand basin and bath with electric operated over bath shower, contemporary decor, crisp white tiling to walls, tiled flooring and double glazed opaque window to side.

Bedroom One

2.94m x 4.85m (9' 8" x 15' 11") Generous sized master bedroom with double glazed windows to side and rear, neutral decor, ceiling coving, fitted carpet and door to en suite w.c.

En Suite

0.97m x 1.42m (3' 2" x 4' 8") Practical en suite with modern white w.c. and wash hand basin set, neutral decor, tiled walls and flooring.

Bedroom Two

3.40m x 3.57m (11' 2" x 11' 9") Second generous sized double bedroom with double glazed window to front, contemporary decor, ceiling coving and laminate flooring.

Bedroom Three

3.07m x 4.06m (10' 1" x 13' 4") Third generous sized double bedroom with double glazed window to rear, contemporary decor, ceiling coving and fitted carpet.

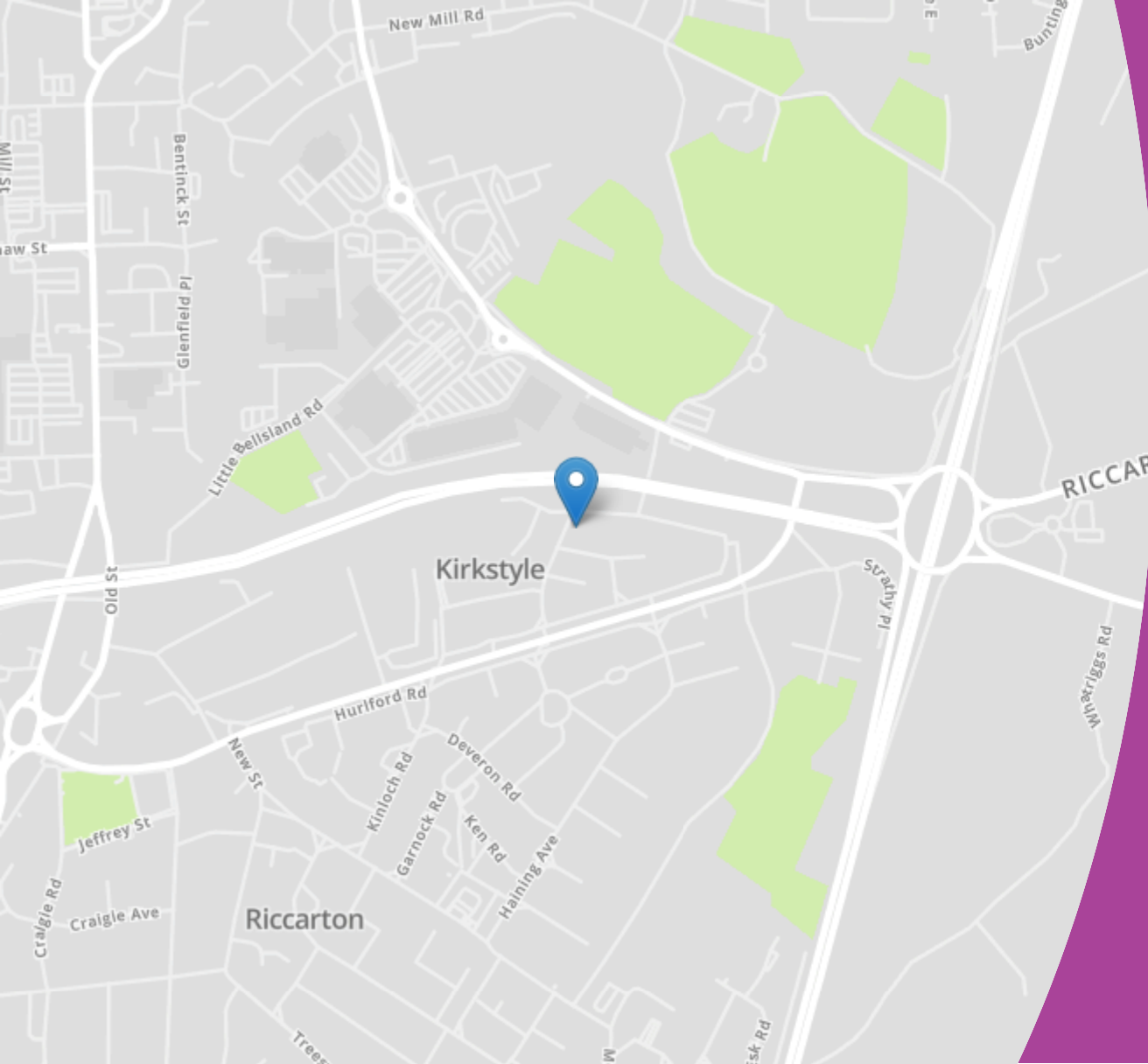
Externally

To the front there is a neat, easily maintained chipped area with paved path to front door and bordered by fencing. A generous paved double driveway to the side offers ample off street parking. The rear garden offers neat lawn area and chipped area fully enclosed with high level fencing with side gate access offering a safe and private outdoor space.

DISCLAIMER

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