



# 44 Annandale View

Crosshouse  
Kilmarnock, KA2 0ER  
P.O.A.

**GREIG**  
*Residential*





# Annandale View

Crosshouse, Kilmarnock, KA2 0ER

Proudly presenting to the market this rarely available extended four bedroom end terraced villa located within a quaint cul de sac in the ever popular village of Crosshouse, ideally placed for access to local schooling, bus route, amenities and University Hospital. Boasting spacious flexible living space over two levels with modern fixtures and fitting throughout, complimented by low maintenance private gardens and residents car park, this is the perfect family home and sure to impress all who view.





### Hallway

2.55m x 1.76m (8' 4" x 5' 9") Accessed by outer white UPVC door offering neutral décor, laminate flooring and door access to lounge/dining.

### Lounge/Dining

7.22m x 5.75m (23' 8" x 18' 10") Impressive "L" shaped main apartment with open plan layout to dining area, offering neutral décor, laminate flooring, ceiling spotlights, staircase to upper level, double glazed window to the front, door access to kitchen and double door access to sitting room/bedroom four.

### Kitchen

4.13m x 3.09m (13' 7" x 10' 2") Modern fitted kitchen offering ample white gloss wall and base units with contrasting black work surfaces, integrated double oven with five burner gas hob and extractor hood, composite sink and drainer, integrated fridge freezer, plumbing/space for dish washer, washing machine and tumble dryer, under cabinet lighting, double glazed window to the side and white UPVC door giving access to side gardens.



### Sitting Room/Bedroom Four

3.60m x 3.50m (11' 10" x 11' 6") Flexible use room, located downstairs, currently used as a second sitting room, offering neutral décor, laminate flooring, ceiling spotlights, door access to shower room and double doors giving access to rear gardens.

### Shower Room

1.88m x 1.80m (6' 2" x 5' 11") Three piece white suite, located downstairs, comprising of WC, wash hand basin vanity unit and shower cubicle, ceiling spotlights, wet wall finish to walls, vinyl flooring and double glazed opaque window to the rear.

### Bedroom One

3.66m x 3.18m (12' 0" x 10' 5") Generous double bedroom offering neutral décor, laminate flooring, fitted bedroom furniture and double glazed window to the rear.

### Bedroom Two

4.02m x 2.77m (13' 2" x 9' 1") Generous double bedroom offering neutral décor, laminate flooring and double glazed window to the front.



### Bedroom Three

3.02m x 2.35m (9' 11" x 7' 9") Single bedroom offering neutral décor, laminate flooring and two fitted mirrored door wardrobes and double glazed window to the rear.

### Bathroom

2.60m x 1.55m (8' 6" x 5' 1") Four piece white suite comprising of WC, wash hand basin vanity unit, corner shower cubicle and free standing bath, wet wall finish to walls, vinyl flooring, ceiling spotlights and double glazed opaque window to the rear.

### External

Offering low maintenance private gardens to the rear laid to patio, giving access to residents car park proving ample off street parking.

Further complimented by generous low maintenance chipped garden to the front.

### Council Tax Band

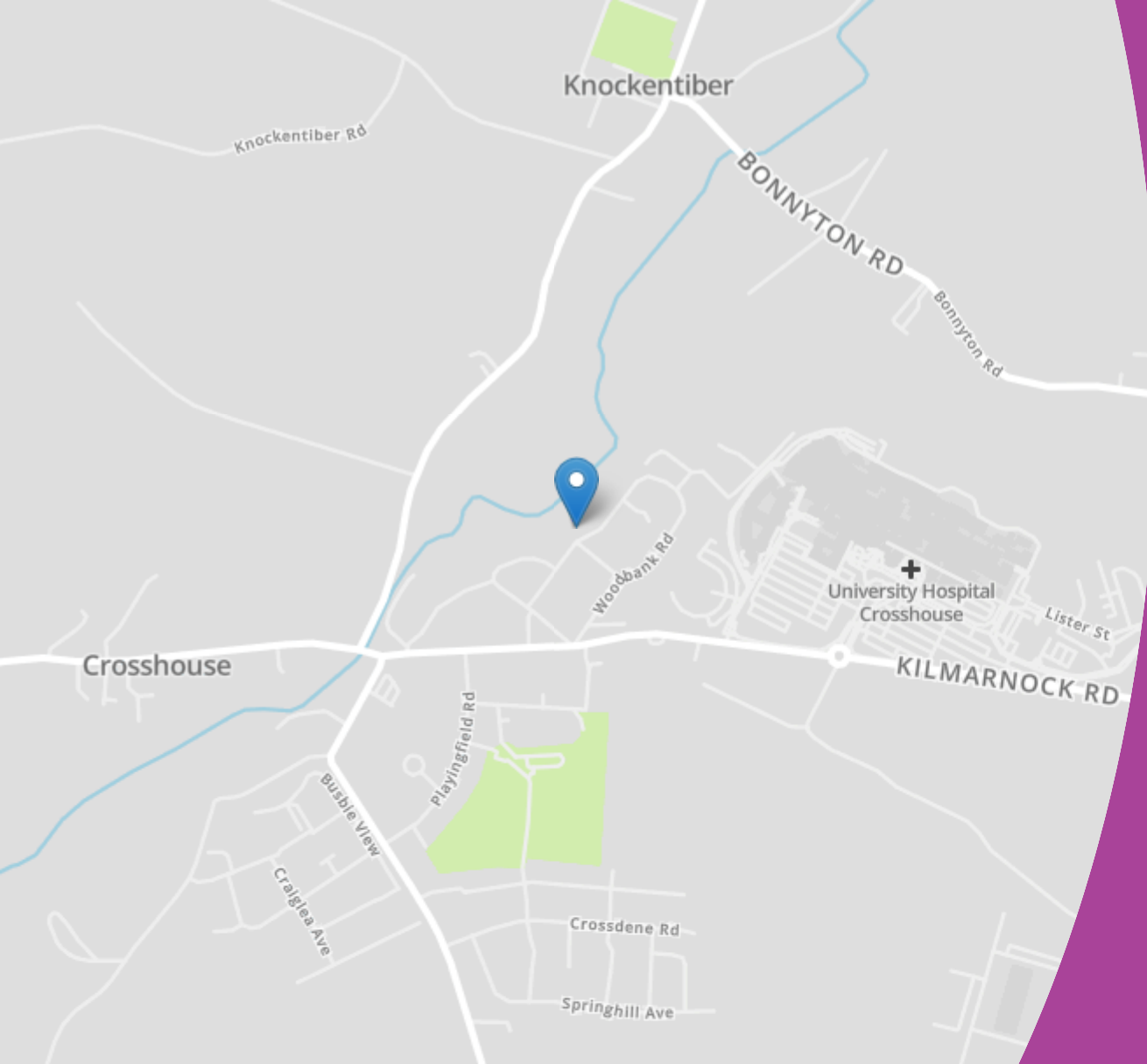
Band A

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**GREIG**  
*Residential*

Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)