



3 Bath Street
Kilmarnock, KA3 1HX
P.O.A.

GREIG
Residential



Bath Street

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Ideally located within The Potteries, a quiet residential area on the periphery of Kilmarnock town centre, this superb two bedroom semi detached villa boasts a preferred head of cul de sac positioning. Boasting spacious accommodation over two levels complete with modern contemporary decor and stylish fixtures and fittings throughout. Further benefitting from off street parking and private landscaped gardens, this ticks every box. Located within ease of access to all local amenities, schooling and transport links, this is the ideal first time buy, downsize or family home and is sure to impress all who view.





Vestibule

1.16m x 1.64m (3' 10" x 5' 5") Access is given via an outer UPVC double glazed door to a welcoming entrance porch offering neutral decor and quality laminate flooring. Door access is given to the lounge and a carpeted staircase leads to the upper level.

Lounge

3.03m x 3.95m (9' 11" x 13' 0") Generously proportioned main apartment boasting neutral decor, ceiling coving, laminate flooring, a double glazed window to the front and door access to the kitchen.

Kitchen

4.03m x 2.85m (13' 3" x 9' 4") Fully fitted kitchen complete with stylish grey gloss handle-less wall and base storage units with complimentary work surface, integrated oven, microwave, gas hob, plumbing and space for fridge freezer, anthracite sink and drainer, contemporary decor, understairs storage cupboard housing the boiler, plentiful space for dining table and chairs, laminate flooring, double glazed window to the rear and a door leading to the rear porch.

Rear Porch

1.88m x 1.10m (6' 2" x 3' 7") The rear porch is a practical cloak area complete with vinyl flooring and a UPVC double glazed door leading to the rear garden.

Bedroom One

04.03m x 3.35m (13' 3" x 11' 0") The master bedroom is a generous double with contemporary stylish decor, selection of fitted wardrobes and a shelved over stairs storage cupboard, fitted carpet and two double glazed windows to the front.

Bedroom Two

2.02m x 3.44m (6' 8" x 11' 3") A spacious double bedroom offering neutral contemporary decor, fitted carpet and a double glazed window to the rear.

Shower Room

1.91m x 1.65m (6' 3" x 5' 5") Completing the accommodation is the family shower room comprising of a wash hand basin with vanity unit, wc, corner shower cubicle with electric shower, marble effect wet wall finish, ceiling spotlights, heated towel rail, tiled flooring and a double glazed opaque window to the rear.

Externally

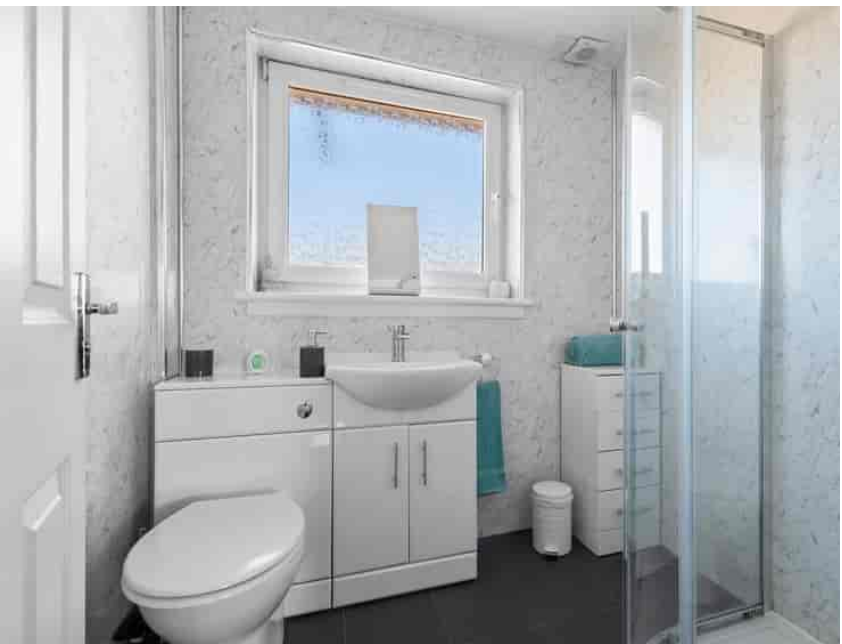
Set on a preferred plot complete with private gardens to the front, side and rear, the front garden is laid to chips with a paved driveway allowing for off street parking and leading to the garage. The side and rear gardens are fully enclosed and have been designed with ease of maintenance in mind offering an area laid to chips and a paved patio perfect for alfresco dining and entertaining.

Council Tax Band

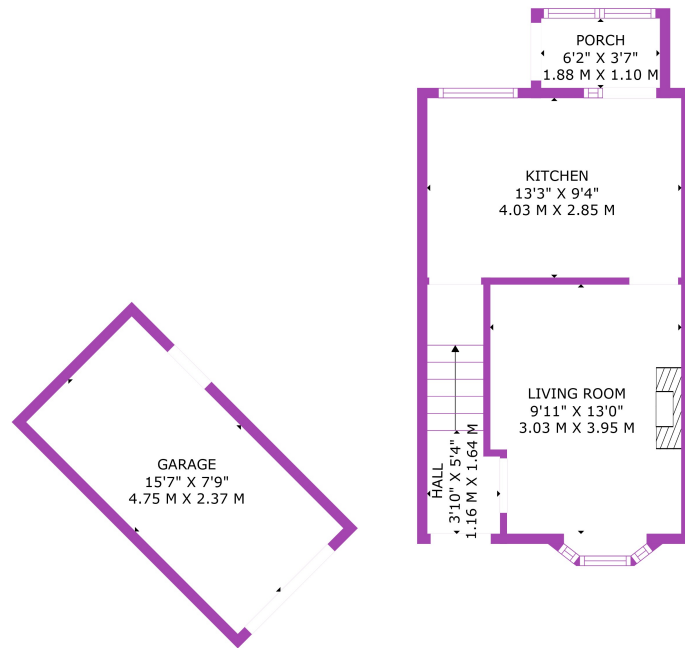
Band B

Disclaimer

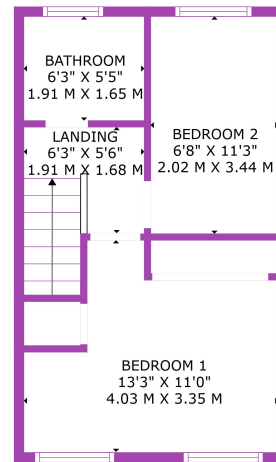
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FLOOR 1



FLOOR 2

TOTAL: 599 sq. ft, 56 m²

FLOOR 1: 300 sq. ft, 28 m²; FLOOR 2: 299 sq. ft, 28 m²

EXCLUDED AREAS: GARAGE: 121 sq. ft, 11 m²; PORCH: 23 sq. ft, 2 m²; BAY WINDOW: 5 sq. ft, 0 m²

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