



22 Culzean Crescent
Kilmarnock, KA3 7DR
P.O.A.

GREIG
Residential



Culzean Crescent

Kilmarnock, KA3 7DR

Ideally situated within a highly desirable residential area of Kilmarnock just off London Road, this superb two bedroom upper flat ticks all the boxes for modern living. Having been lovingly upgraded by the current owner with contemporary stylish decor and modern fixtures and fittings throughout, this impressive flat is also complemented by an extensive floored loft. Positioned on a generous plot with a large chipped driveway, private gardens and within ease of access to all town centre amenities, transport links and preferred schooling, this is sure to impress even the most discerning of buyers.





Hallway

3.38m x 1.34m (11' 1" x 4' 5") Access is given via a private entrance stairwell to a welcoming spacious hallway boasting crisp white decor, two practical storage cupboards and fitted carpet. The hallway gives access to the lounge, two bedrooms and bathroom.

Lounge

4.86m x 3.58m (15' 11" x 11' 9") Generously proportioned main apartment offering contemporary stylish decor, ceiling coving, click vinyl flooring and a large double glazed window to the front providing leafy outlooks. Door access is given to the kitchen.

Kitchen

2.92m x 3.39m (9' 7" x 11' 1") Fully fitted modern kitchen complete with stylish navy and stone shaker style wall and base units providing ample storage and complemented by contrasting marble effect work surface, integrated oven, gas hob and hood, microwave, fridge freezer and dish washer, plumbing and space for washing machine, crisp white decor, click vinyl flooring and two double glazed windows to the rear overlooking the garden.

Bedroom One

4.30m x 3.68m (14' 1" x 12' 1") The master bedroom is a generous double offering contemporary neutral decor, storage cupboard with hanging rail, stylish light grey laminate flooring and a double glazed window to the front.

Bedroom Two

2.93m x 4.01m (9' 7" x 13' 2") A spacious double bedroom with neutral decor, practical storage cupboard, contemporary laminate flooring and a double glazed window to the rear.

Bathroom

1.81m x 1.80m (5' 11" x 5' 11") The family bathroom comprises of a wash hand basin, wc, bath with overhead mains shower, stylish marble effect tiling to walls, heated towel rail, ceiling spotlights, tiled flooring and a double glazed opaque window to the rear.

Floored Loft

7.29m x 5.06m (23' 11" x 16' 7") A staircase leading from the lounge gives access to the extensive floored loft, complete with neutral decor, fitted wardrobes, ceiling spotlights and a double glazed velux to the rear.

Externally

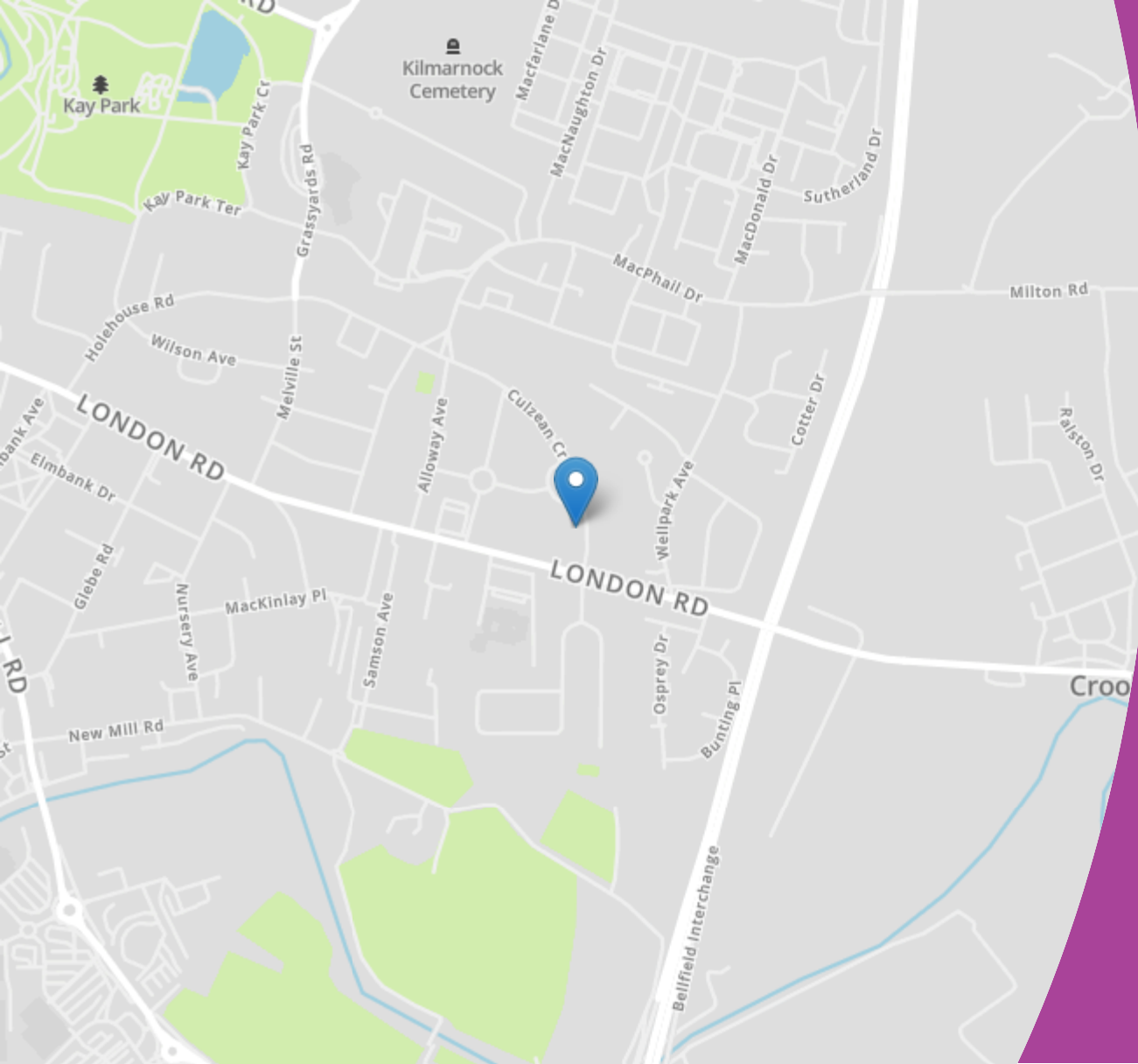
The property is complete with private side and rear gardens, the side of the property has a large fully chipped driveway providing ample off street parking, whilst the rear garden offers a spacious lawn area and decked patio perfect for al fresco dining and entertaining.

Council Tax Band

A

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