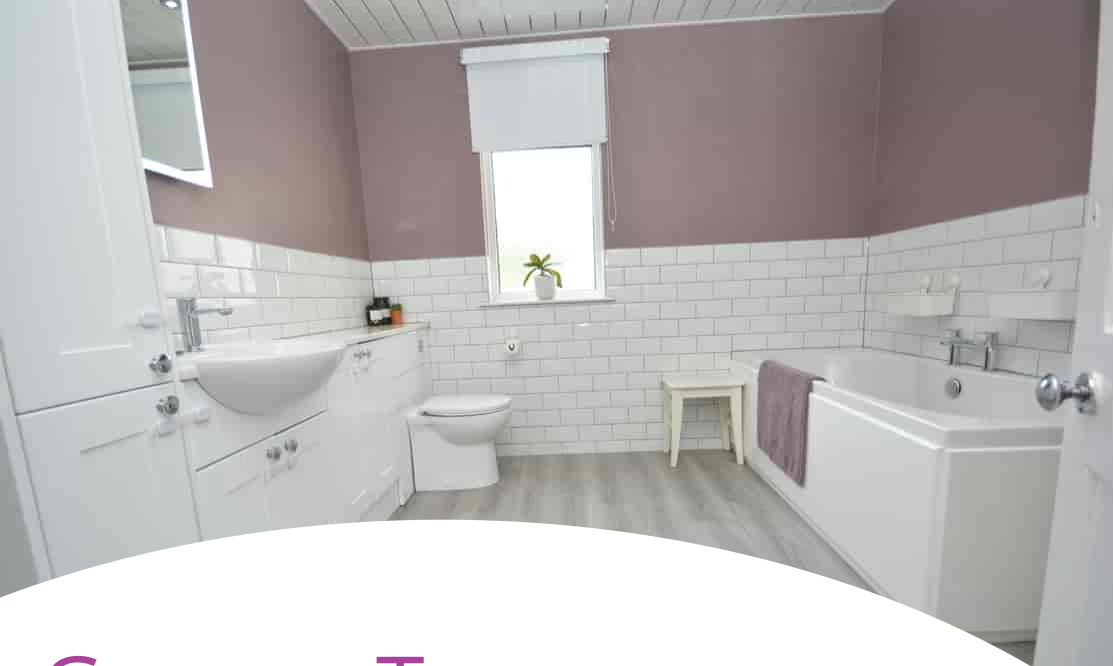




23 Grange Terrace
Kilmarnock, KA1 2JR
P.O.A.

GREIG
Residential



Grange Terrace

Kilmarnock, KA1 2JR

Forming part of the highly regarded Grange estate in Kilmarnock, this rarely available, impressive three bedroom semi detached villa is sure to impress. Internally finished to a high standard complete with open plan lounge/diner, modern kitchen, 4 piece bathroom & 3 dbl bedrooms, this family home boasts beautiful decor throughout and is positioned on a sizeable plot with extensive gardens and off street parking. Located within walking distance to sought after primary & secondary schooling and just off the popular Irvine Road with ease of access to all town centre amenities, early viewings are advised.





Porch

1.99m x 0.94m (6' 6" x 3' 1") With access via the outer UPVC door, the entrance porch offers laminate flooring, neutral decor and door access to hallway.

Hallway

3.71m x 2.02m (12' 2" x 6' 8") Generous hallway complete with crisp white decor and laminate flooring, door access to lounge and bathroom, practical understairs storage cupboard and carpeted staircase leading to the upper level.

Lounge/Diner

7.62m x 3.96m (25' 0" x 13' 0") The generous lounge boasts modern open plan layout to dining area complete with fresh white decor, laminate flooring and dual aspect double glazed windows to the front and rear. Feature multi fuel burning stove, door access to kitchen and plentiful space for freestanding furniture and dining table and chairs.

Kitchen

3.93m x 2.82m (12' 11" x 9' 3") Modern fitted kitchen offering a range of cream shaker style wall and base storage units with contrasting black work surfaces, stainless steel sink and drainer, integrated five gas burner hob, double oven and fridge/freezer. Plumbing/space for appliances including washing machine, tumble dryer, dishwasher, laminate flooring, tasteful decor, two double glazed windows to the rear and door leading out into the rear gardens.

Bathroom

2.80m x 2.80m (9' 2" x 9' 2") Conveniently located on the ground floor, the impressive four piece family bathroom suite comprises of wash hand basin with vanity storage, wc, bath and separate corner shower cubicle. Stylish decor with modern tiling to walls, laminate flooring, ceiling spotlights, LED vanity mirror and double glazed opaque window to the rear.

Bedroom One

4.86m x 3.60m (15' 11" x 11' 10") On the upper level the master bedroom is an impressive double complete with soft contemporary decor, laminate flooring, fitted wardrobes providing storage space and door access to master cloaks/wc. Two double glazed windows to the front.

Master Cloaks/WC

1.92m x 1.22m (6' 4" x 4' 0") Practical two piece cloaks/wc comprising of wash hand basin and wc set with contemporary decor and tiled flooring.

Bedroom Two

3.93m x 3.21m (12' 11" x 10' 6") The second bedroom is a sizeable double with modern children's decor, fitted carpet and double glazed window to the rear overlooking the gardens. Plentiful space for freestanding furniture.

Bedroom Three

2.88m x 2.85m (9' 5" x 9' 4") Bedroom three is a double room again offering soft decor, fitted carpet and double glazed window to the rear.

External

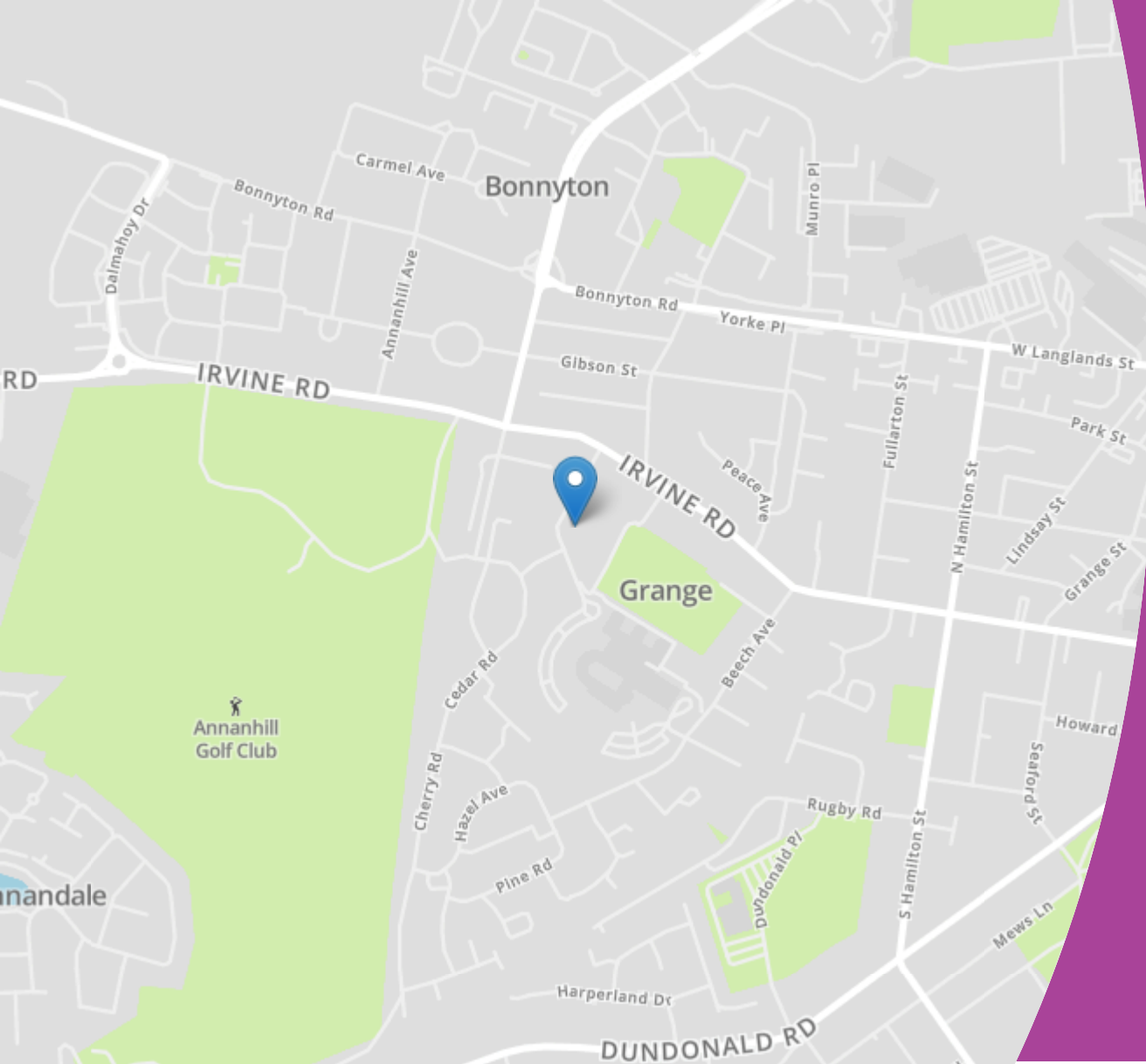
Positioned on a sizeable plot, this family home offers private garden grounds to the front and rear. The front gardens are laid to chips providing plentiful off street parking with a paved pathway. The extensive rear gardens are complete with a generous paved patio leading to a large lawn, with a selection of shrubbery.

Council Tax

Band D

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