



30 London Road
Kilmarnock, KA3 7AQ
P.O.A.

GREIG
Residential



London Road

Kilmarnock, KA3 7AQ

Greig Residential are delighted to present to the market this impressive two bedroom main door flat forming part of a traditional conversion on London Road with direct access to the town centre. A desirable location within Kilmarnock close to local amenities and transport links, this is sure to impress a wide range of buyers. Comprising of lounge, kitchen, two good sized bedrooms with master en suite and bathroom. This property benefits from a communal car park to the rear and communal gardens.





Hallway

4.75m x 2.74m (15' 7" x 9' 0") Main door access from outer porch into impressive welcoming entrance hallway. The welcoming hallway offers crisp white wall decor, tiled flooring, detailed intricate cornice, two storage cupboards and access to formal lounge and dining kitchen.

Formal Lounge

5.23m x 5.09m (17' 2" x 16' 8") Generously proportioned main apartment with hardwood flooring, contemporary stylish decor, detailed ceiling cornice, decorative picture rail and a double glazed original window.

Dining Kitchen

5.23m x 5.09m (17' 2" x 16' 8") Contemporary re fitted white gloss kitchen offering space for dining table and chairs, integrated oven, ceramic induction hob and hood, plumbing space for american fridge freezer, integrated slimline dishwasher, anthracite sink and drainer, ceiling spot lights, under cabinet lighting and click vinyl flooring.

Utility Cupboard

3.59m x 3.60m (11' 9" x 11' 10") Pantry storage cupboard with plumbing space for washing machine and tumble dryer.

Bedroom One

5.08m x 3.45m (16' 8" x 11' 4") Generous double bedroom with soft neutral tones to walls, impressive ceiling heights, fitted carpet, door leading to en-suite and a double glazed window to the side.

En-suite shower

2.49m x 2.06m (8' 2" x 6' 9") Three piece white suite with double walk in shower cubicle with mains operated shower, wall hung wc and bowl sink with mixer taps, ceiling spot lights, contemporary tiling to walls and floor and a double glazed window to the side.

Bedroom Two

5.17m x 3.74m (17' 0" x 12' 3") Spacious double bedroom currently being used as a dining room with crisp white decor, intricate detailed ceiling cornice and picture rail, hardwood flooring, fitted wardrobes and a double glazed window to the front and side.

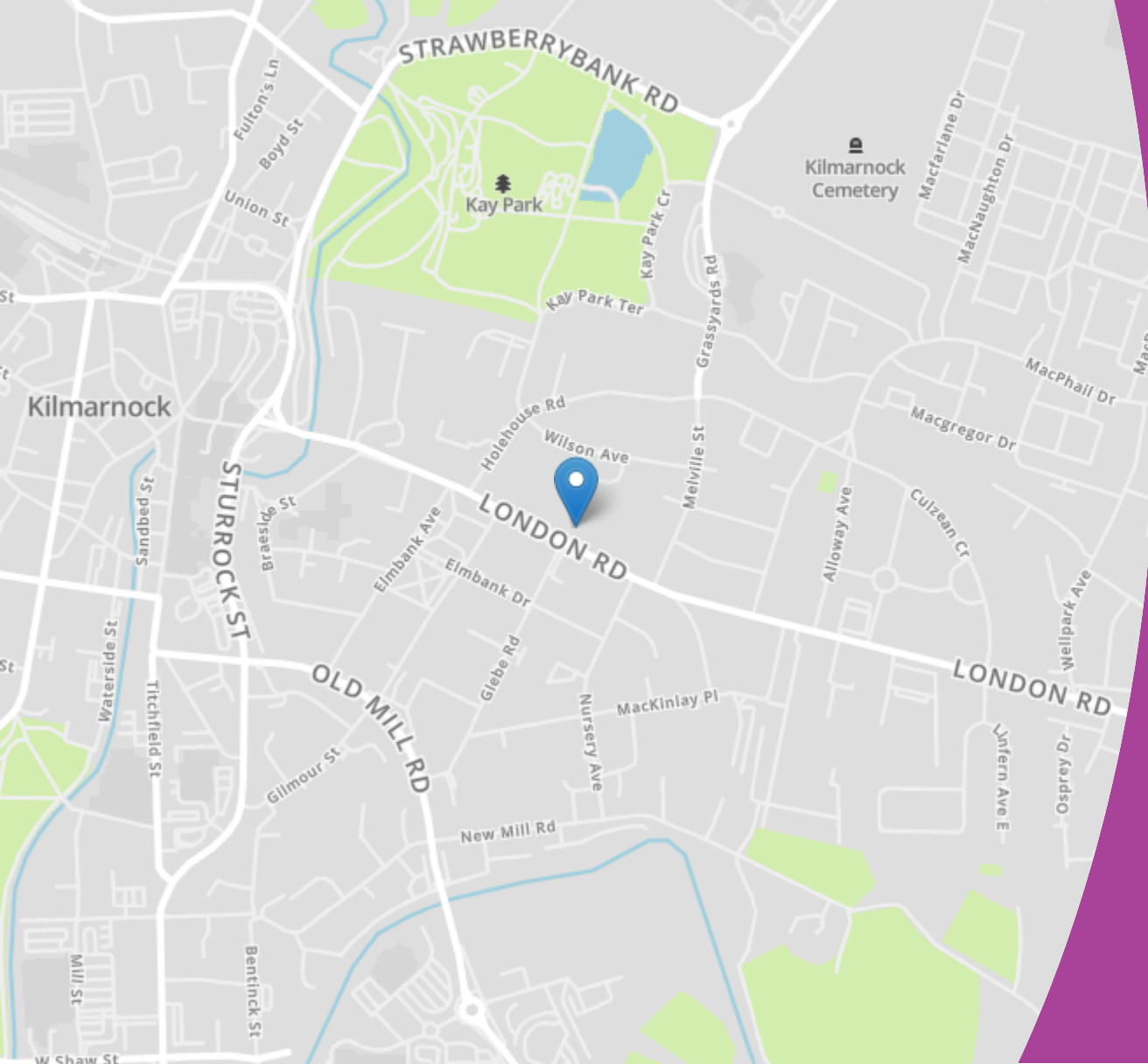
Bathroom

2.62m x 1.66m (8' 7" x 5' 5") Three piece white suite with bath with mixer taps, contemporary wall hung wc and wash hand basin with walnut style vanity, heated towel rail, tiled floor, ceiling spot lights and crisp white tiling to walls.

EXTERNAL

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





GREIG *Residential*

53 Main Street, Newmilns

East Ayrshire

KA16 9DA

07961 746182

info@greigresidential.co.uk