



30 Melville Street
Kilmarnock, KA3 7AW
P.O.A.

GREIG
Residential



Melville Street

Kilmarnock, KA3 7AW

Perfectly positioned just off the prestigious London Road in Kilmarnock, this generous two bedroom semi detached villa offers spacious and flexible accommodation across two levels. Set on a sizeable plot, the property features extensive, low maintenance garden grounds predominantly laid to chips, along with a substantial driveway providing excellent off street parking. Offering superb potential for a wide range of purchasers, the villa enjoys a highly sought after location within a popular school catchment area and is conveniently placed for transport links, including nearby bus and train stations. Early viewing is strongly recommended.





Lounge

4.37m x 3.90m (14' 4" x 12' 10") The formal lounge is a generously proportioned main living apartment offering neutral decor, fitted carpet and a feature electric fireplace. Door access to dining room, double glazed window to the front and plentiful space for freestanding furniture.

Dining Room

4.08m x 2.47m (13' 5" x 8' 1") Spacious dining room providing archway access to the kitchen, with a fitted carpet and soft decor, double glazed window to the rear and door leading out into the rear gardens.

Kitchen

2.47m x 1.82m (8' 1" x 6' 0") The fitted kitchen is complete with a selection of wall and base storage units with complementary work surfaces and plumbing/space for cooker, washing machine and fridge. Neutral decor and a double glazed window to the rear. Open access to dining room.

Bedroom One

4.99m x 3.23m (16' 4" x 10' 7") On the upper level the master bedroom is a sizeable double offering soft decor, fitted carpet and a practical storage cupboard. Front facing double glazed window.

Bedroom Two

3.77m x 3.18m (12' 4" x 10' 5") The second double bedroom is rear facing with a double glazed window overlooking the gardens, neutral decor and fitted carpet.

Bathroom

2.18m x 2.08m (7' 2" x 6' 10") Completing the accommodation is the three piece family bathroom suite comprising of a wash hand basin, wc and bath with overhead mains shower. Tiling to walls, neutral decor and double glazed opaque window to the rear.

External

Positioned on an extensive plot, this family villa boasts generous, low maintenance garden grounds to the front and rear. The front gardens are laid to chips, with a chipped driveway to the side providing ample off street parking. The sizeable rear gardens are also laid to chips, bordered by hedging and fencing.

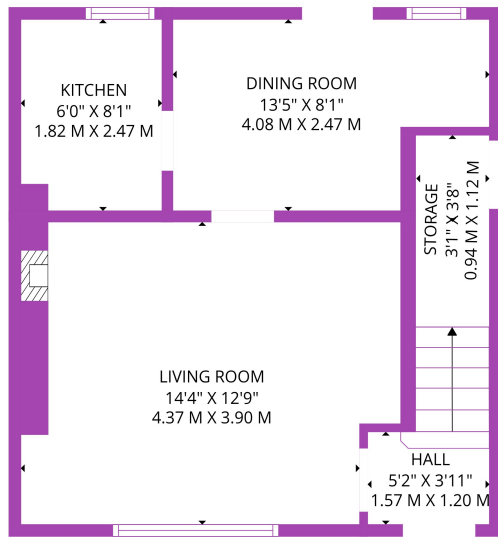
Council Tax

Band B

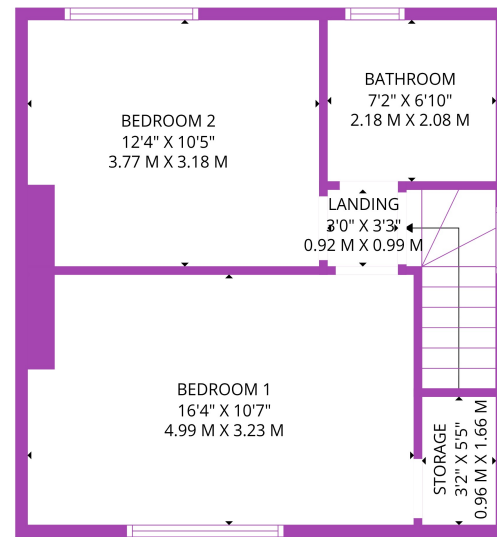
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1ST FLOOR



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TOTAL: 819 sq. ft, 76 m²
 1st Floor: 412 sq. ft, 38 m², 1st floor: 407 sq. ft, 38 m²
 EXCLUDED AREAS: STORAGE: 28 sq. ft, 3 m², WALLS: 73 sq. ft, 6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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