



1 Carmel Avenue
Kilmarnock, KA1 2NY
P.O.A.

GREIG
Residential



Carmel Avenue

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Proudly presenting to the market this superb two bedroom upper flat located in the ever popular Bonnyton area of Kilmarnock offering ease of access to local amenities, preferred schooling and transport links. Having been lovingly maintained offering modern fixtures and fittings throughout with generous low maintenance private gardens to the front and rear, this is sure to appeal to a wide range of buyers from first time home owners to those looking to downsize.





Porch

1.07m x 1.02m (3' 6" x 3' 4") Accessed by outer white UPV door into stairwell offering laminate flooring, neutral décor, sleek black radiator and carpeted staircase to upper level.

Hallway

3.65m x 1.02m (12' 0" x 3' 4") Accessed by staircase from entrance porch offering soft neutral décor, fitted carpet, double glazed window to the side and door access to lounge, kitchen, shower room and bedroom two.

Lounge

4.59m x 3.48m (15' 1" x 11' 5") Generous main apartment offering contemporary grey décor, fitted carpet, ceiling coving, double glazed window to the front and door access to bedroom one.

Bedroom One

4.00m x 3.70m (13' 1" x 12' 2") Impressive double bedroom offering soft neutral décor, fitted carpet, ceiling coving, double glazed window to the rear and door access to lounge.

Kitchen

3.68m x 3.37m (12' 1" x 11' 1") Newly fitted kitchen offering ample white gloss wall and base units with contrasting marble effect work surfaces, integrated oven with induction hob, integrated fridge freezer and dishwasher, plumbing/space for washing machine, composite sink and drainer, sleek black radiator, laminate flooring, white décor and double glazed window to the front.

Bedroom Two

4.00m x 2.65m (13' 1" x 8' 8") Generous double bedroom offering soft neutral décor, fitted carpet and double glazed window to the rear.

Shower Room

1.85m x 1.65m (6' 1" x 5' 5") Three piece white suite comprising of WC, wash hand basin and corner shower cubicle, laminate flooring and double glazed opaque window to the side.

External

Generous low maintenance private chipped gardens to the rear with patio area, perfect for alfresco dining and entertainment.

Further benefiting from private chipped front and side garden.

Council Tax Band

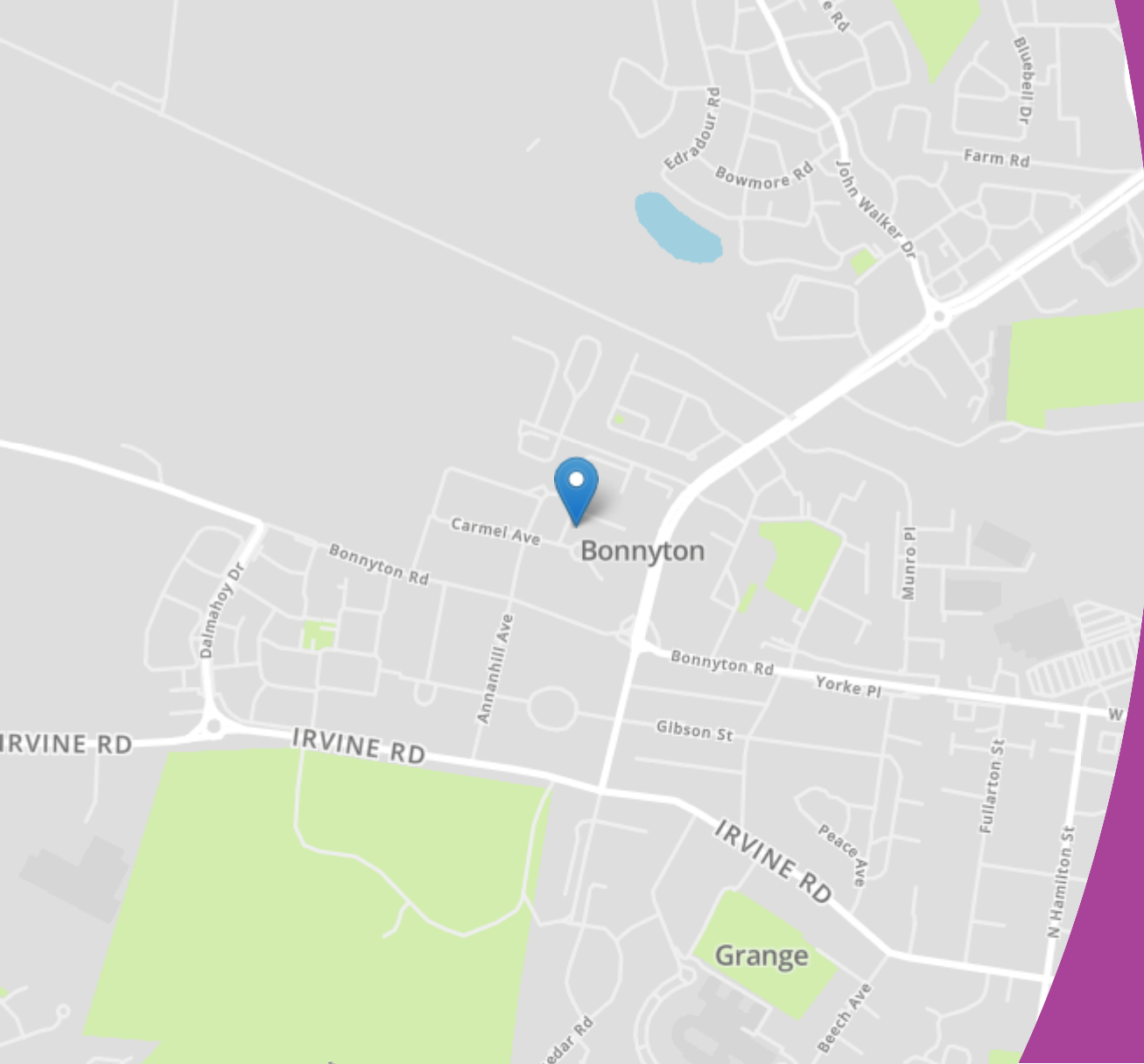
Band A

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