



10 Salisbury Avenue

Hurlford

Kilmarnock, KA1 5HD

P.O.A.

**GREIG**  
*Residential*



# Salisbury Avenue

Hurlford, Kilmarnock, KA1 5HD

Proudly presenting this charming two bedroom semi detached bungalow, located within a highly sought after and rarely available residential area in Hurlford, on the outskirts of Kilmarnock. Offering flexible all on the level accommodation, the property is ideal for buyers seeking single storey living. The home further benefits from a bright conservatory, providing additional living space and a pleasant outlook over the garden. Externally, the property is complemented by a private driveway, garage, and well maintained gardens, offering convenient off street parking and outdoor space.

Ideally positioned for access to the local bus route serving the Irvine Valley and Kilmarnock, the property also enjoys close proximity to local amenities, schooling, and the M77 transport links, providing easy connections to Ayr, Glasgow, and beyond. Early viewing is highly recommended, as this attractive bungalow is expected to appeal to a wide range of purchasers, including downsizers, first time buyers, and those seeking convenient single level living.





#### Hallway

3.54m x 1.29m (11' 7" x 4' 3") 0.99m x 1.08m (3' 3" x 3' 7") The welcoming entrance hallway is complete with modern decor, ceiling coving, fitted carpet and a practical storage cupboard. Door access to the lounge, kitchen, two bedrooms and bathroom.

#### Lounge

4.45m x 3.77m (14' 7" x 12' 4") The formal lounge is a generously proportioned main living apartment offering soft modern decor with ceiling coving, fitted carpet and a double glazed window to the front.

#### Kitchen

2.51m x 2.93m (8' 3" x 9' 7") Generous, modern fitted kitchen offering a range of wall and base storage units with complementary work surfaces, plumbing/space for appliances including cooker, washing machine and fridge/freezer. Stainless steel sink and drainer, neutral decor, laminate flooring and double glazed window to the front.

#### Conservatory

2.44m x 2.87m (8' 0" x 9' 5") Providing additional living space, the idyllic rear conservatory offers neutral decor, vinyl flooring and double glazed doors leading out into the gardens.

#### Bedroom One

3.46m x 3.08m (11' 4" x 10' 1") The master bedroom is a generous double offering soft decor, ceiling coving, fitted carpet and triple door fitted wardrobes providing ample storage space. Double glazed window to the rear overlooking the gardens.

#### Bedroom Two

2.42m x 3.18m (7' 11" x 10' 5") The second double bedroom offers contemporary decor, ceiling coving, fitted carpet and a double glazed window to the side. French doors lead to the conservatory. A flexible apartment which could be utilised as a dining room.

#### Shower Room

1.92m x 1.79m (6' 4" x 5' 10") Completing the accommodation is the three piece shower room suite comprising of a wash hand basin with vanity storage, wc and shower cubicle. Soft decor, heated towel rail, vinyl flooring, ceiling spotlights and a double glazed opaque window to the side.

#### External

Positioned on a generous plot, this bungalow boasts private garden grounds to the front and rear. The front gardens are designed with ease of maintenance in mind being laid to decorative chips with a tarmac driveway to the side providing off street parking, leading to the detached garage with up and over door access. The rear gardens are fully enclosed and complete with a large chipped drying area and a paved patio perfect for al fresco dining and entertaining.

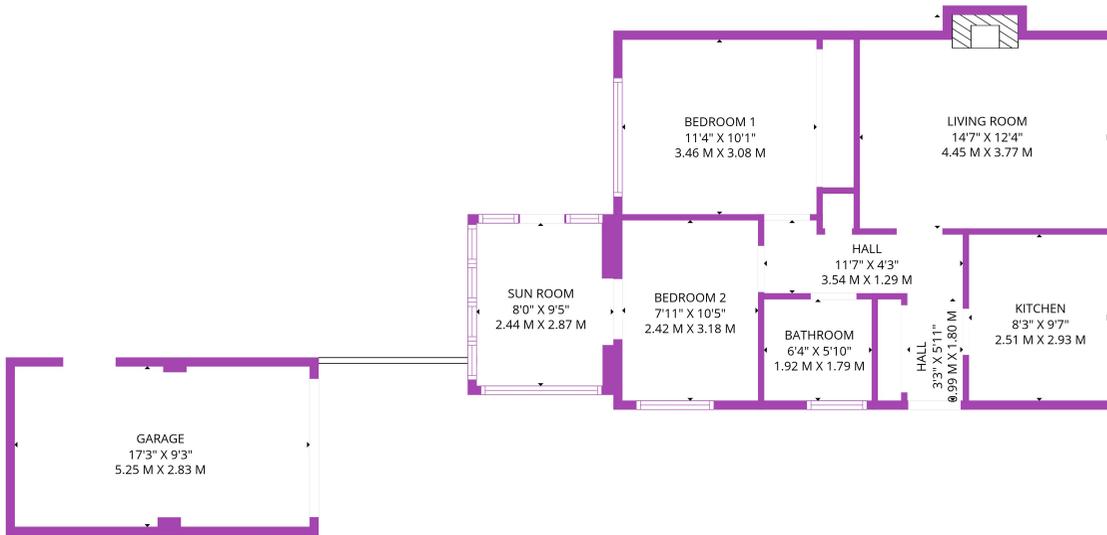
#### Council Tax

Band C

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