



# 16 Elgin Avenue

Stewarton

Kilmarnock, KA3 3HJ

P.O.A.

**GREIG**  
*Residential*



# Elgin Avenue

Stewarton, Kilmarnock, KA3 3HJ

Perfectly positioned within the ever popular town of Stewarton, this charming two bedroom semi detached bungalow is sure to impress. Boasting spacious all on the level accommodation throughout complimented by an impressive open plan lounge/dining room, private landscaped gardens, ample off street parking and a garage. Situated within ease of access to all local amenities and transport links with a regular train service to Kilmarnock and Glasgow, this ticks all the boxes for the ideal home and will appeal to a wide range of buyers from first time home owners to those looking to downsize.







### Hallway

2.16m x 1.10m (7' 1" x 3' 7") Access is given via an outer UVPC door to a welcoming entrance hallway offering neutral decor, practical storage cupboard, fitted carpet. Door access is given to the lounge/Dining room.

### Lounge/Dining Room

6.75m x 4.77m (22' 2" x 15' 8") Impressive open plan lounge/dining room boasting neutral decor, plentiful space for free standing furniture, fitted carpet, a large full length double glazed window to the front, sliding patio doors to the rear garden, door access is given to the kitchen and rear hallway.

### Kitchen

3.08m x 2.25m (10' 1" x 7' 5") Fully fitted kitchen complete with ample wall and base storage units, plumbing and space for cooker, fridge freezer, stainless steel sink and drainer, tiled splashback, vinyl flooring and a double glazed window to the front.

### Rear Hallway

2.05m x 1.85m (6' 9" x 6' 1") The rear hallway offers neutral decor, fitted carpet and provides access to the two bedrooms and bathroom.

### Bedroom One

3.30m x 3.08m (10' 10" x 10' 1") The master bedroom is a generous double with neutral decor, fitted wardrobe providing ample storage with additional storage cupboard, fitted carpet and a double glazed window to the rear.

### Bedroom Two

3.60m x 2.27m (11' 10" x 7' 5") Spacious double offering neutral decor, storage cupboard, fitted carpet and a double glazed window to the rear.



### Bathroom

2.05m x 1.10m (6' 9" x 3' 7") Completing the accommodation is the bathroom comprising of a wash hand basin, wc, bath, neutral decor, tiling around bath, vinyl flooring and a double glazed opaque window to the side.

### Externally

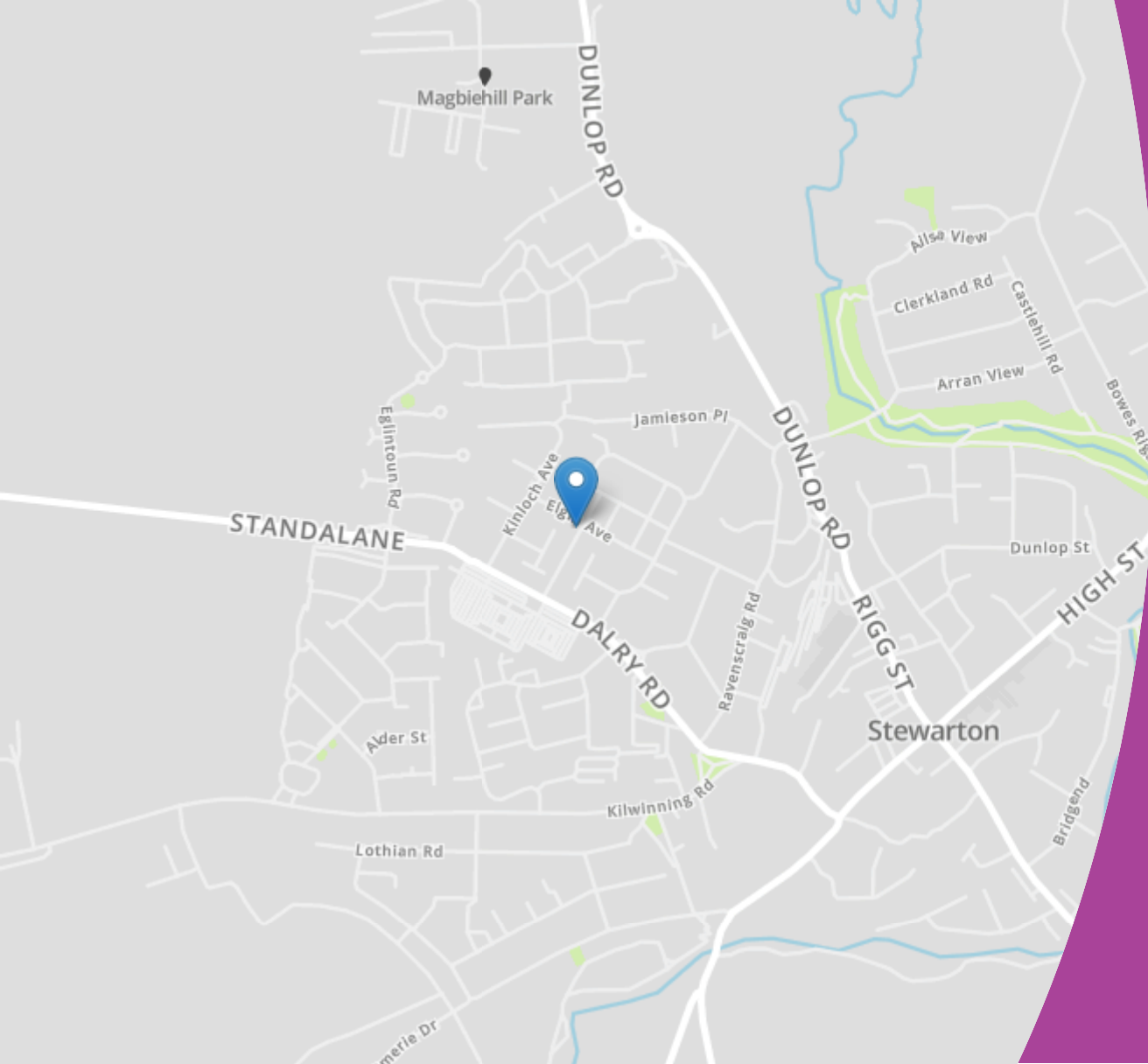
This property boasts private front and rear gardens, the front garden offer a well manicured lawn with paved driveway to the side allowing for ample off street parking and leading to the detached garage. The rear garden boasts a spacious lawn area bordered by chips and mature bedding plants.

### Council Tax Band

Band C

### Disclaimer

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