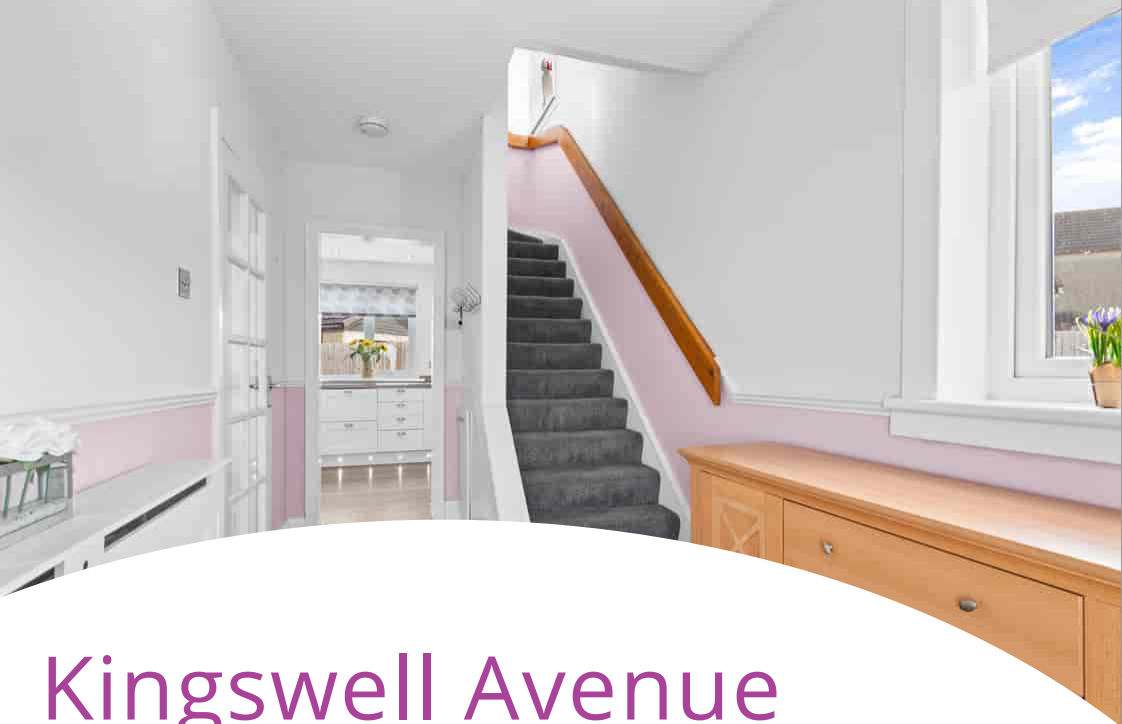




36 Kingswell Avenue
Kilmarnock, KA3 2EZ
P.O.A.

GREIG
Residential



Kingswell Avenue

Kilmarnock, KA3 2EZ

Perfectly positioned within the ever popular Onthank area of Kilmarnock, this superb three bedroom terraced villa boasts spacious accommodation over two levels complete with contemporary stylish decor and modern fixtures and fittings throughout. Further benefiting from ample off street parking and low maintenance private landscaped gardens. Located within ease of access to all local amenities, preferred schooling and transport link this is the ideal first time buy, family home or downsize and is sure to impress all who view.





Hallway

2.01m x 4.17m (6' 7" x 13' 8") A white UPVC double glazed door gives access to a spacious welcoming hallway comprising of soft neutral decor, stylish laminate flooring and a double glazed window to the side. The hallway gives access to the lounge, kitchen and a carpeted staircase leads to the upper level.

Lounge

3.63m x 4.17m (11' 11" x 13' 8") Generously proportioned main apartment offering contemporary decor, feature electric fire place within a composite surround, ceiling coving, laminate flooring, double glazed window to the front and a partially open plan layout to the dining room.

Dining Room

2.54m x 2.91m (8' 4" x 9' 7") Spacious dining room boasting stylish decor with blue wall panelling, laminate flooring and double glazed patio door overlooking and providing access to the rear garden.

Kitchen

3.09m x 2.91m (10' 2" x 9' 7") Fully fitted kitchen complete with modern grey shaker style wall and base units with complimentary grey wood work surface, integrated oven, induction hob, plumbing and space for fridge freezer and washing machine, neutral decor, plinth lighting, ceiling spotlights, laminate flooring and a double glazed windows to the rear.

Bedroom One

3.36m x 4.08m (11' 0" x 13' 5") Generous master bedroom offering neutral contemporary decor, two practical storage cupboards, fitted carpet and a double glazed window to the front.

Bedroom Two

3.68m x 3.00m (12' 1" x 9' 10") A spacious double bedroom comprising of modern decor and panelling, ceiling coving, laminate flooring and a double glazed window to the rear.

Bedroom Three

2.27m x 3.04m (7' 5" x 10' 0") Bedroom three is a spacious single bedroom complete with stylish decor, practical storage cupboard, laminate flooring and a double glazed window to the side.

Shower Room

2.35m x 1.49m (7' 9" x 4' 11") Completing the accommodation is the shower room comprising of a wash hand basin with vanity unit, wc, double walk in shower cubicle, wet wall finish, chrome heated towel rail, ceiling spotlights, vinyl flooring and a double glazed opaque window to the side.

Externally

This property boasts spacious private gardens and ample off street parking, the front garden has been designed with ease of maintenance in mind being fully laid to chip with a paved pathway leading to the rear which is complete with an area laid to astro turf and a paved patio offering a great space for al fresco dining and entertaining.

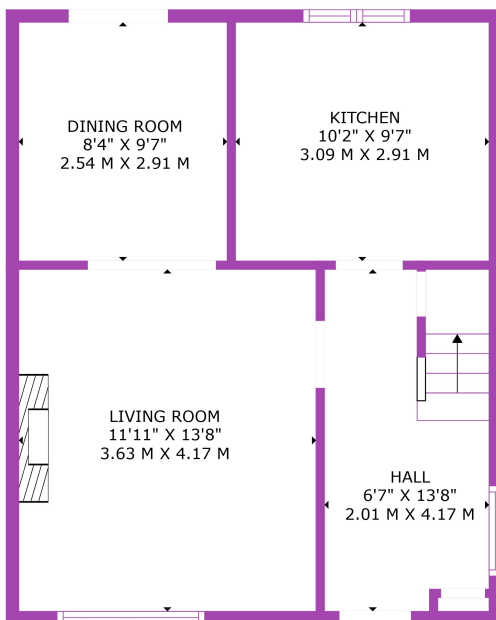
Council Tax Band

Band A

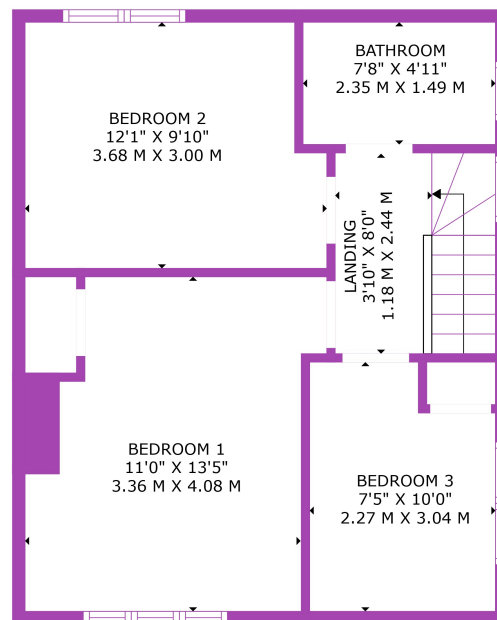
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FLOOR 1



FLOOR 2



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