



45 Craigie Road

Hurlford  
Kilmarnock, KA1 5EB

P.O.A.

**GREIG**  
*Residential*



# Craigie Road

Hurlford, Kilmarnock, KA1 5EB

Greig Residential are delighted to present to the market this superb two bedroom terraced villa situated on the periphery of Hurlford boasting open countryside outlooks whilst maintaining ease of access to local amenities, schooling and transport links. Offering spacious accommodation over two levels complete with a modern open plan layout, contemporary decor and modern fixtures and fittings throughout. Complimented by a conservatory, low maintenance private gardens and ample off street parking. This is the ideal first time buy, downsize or investment and is sure to impress all who view.







### Hallway

1.43m x 1.12m (4' 8" x 3' 8") Access is given via an outer UPVC door to a welcoming entrance hallway offering neutral decor and newly fitted herringbone grey vinyl flooring. The hallway gives access to the lounge and a carpeted staircase leads to the upper level.

### Lounge

4.53m x 3.78m (14' 10" x 12' 5") Generously proportioned main apartment boasting a modern partially open plan layout to the kitchen, stylish contemporary decor, ceiling coving, plentiful space, fitted carpet and a double glazed window to the front.

### Kitchen

4.78m x 2.29m (15' 8" x 7' 6") Fully fitted modern kitchen complete with cream gloss wall and base units boasting ample storage with contrasting dark oak work surfaces, integrated double oven, microwave, gas hob and extractor hood, plumbing and space for fridge freezer and dish washer, neutral decor, ceiling coving, tiled flooring, a door to the rear and a door leading to the conservatory.

### Conservatory

4.09m x 3.07m (13' 5" x 10' 1") A superb conservatory boasting double glazed windows to two aspects, plentiful space for free standing furniture, additional cream gloss wall and base storage units with plumbing and space for a washing machine, tumble drier and under counter fridge freezer, vinyl flooring and a double glazed patio doors leading to the rear garden.

### Bedroom One

3.80m x 2.90m (12' 6" x 9' 6") The master bedroom is a generous double complete with contemporary decor, practical storage space, fitted carpet and a double glazed window to the front providing open countryside outlooks.

### Bedroom Two

3.74m x 2.80m (12' 3" x 9' 2") A spacious double bedroom with contemporary decor, laminate flooring and a double glazed window to the rear.

### Bathroom

2.09m x 1.87m (6' 10" x 6' 2") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity unit, wc, bath with overhead mains shower, LED mirror, matt black chrome heated towel rail, ceiling spotlights, stylish grey tiling to the walls and flooring and a double glazed opaque window to the rear.

### Council Tax Band

Band A

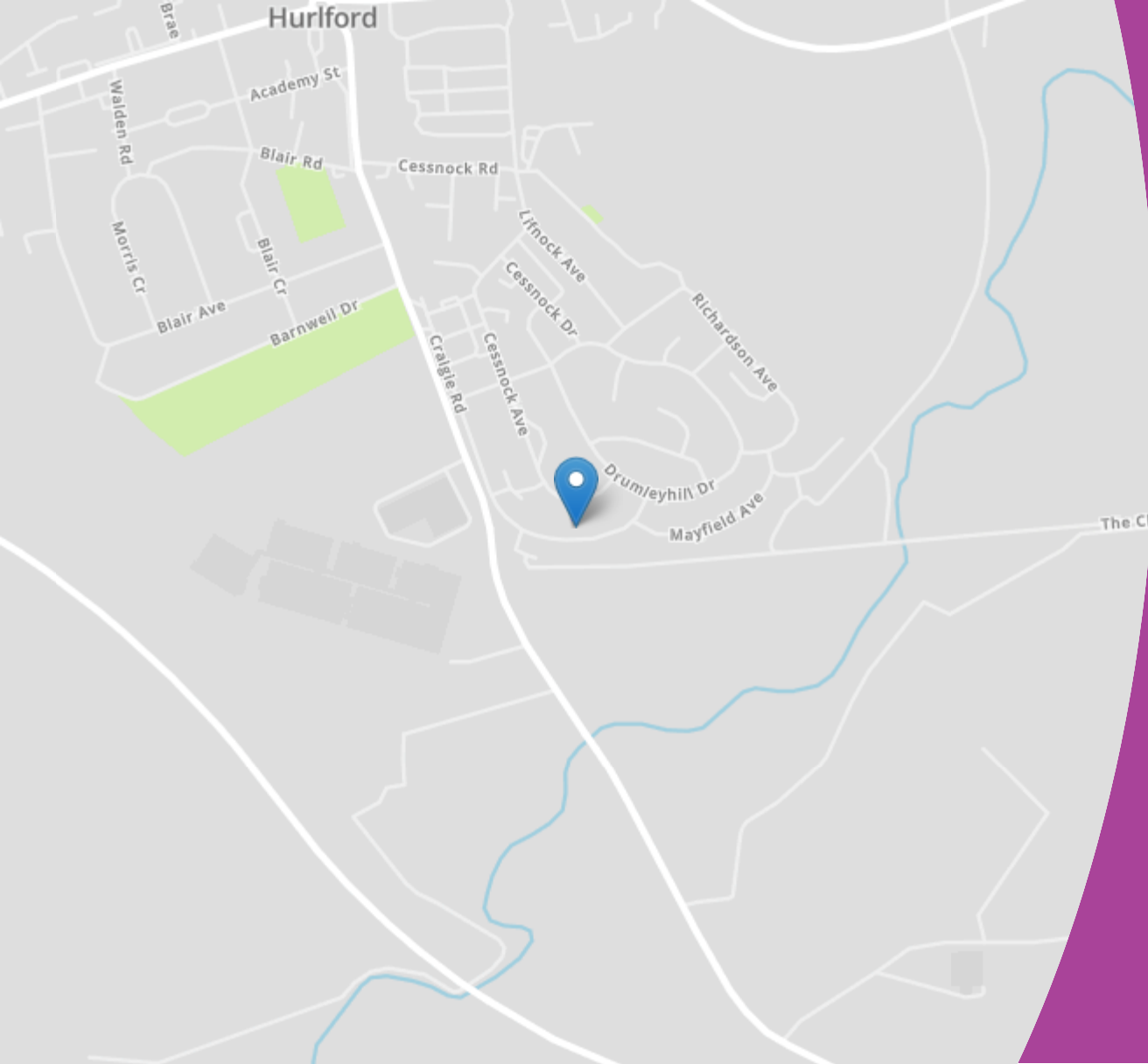
### Externally

This property boasts generous private gardens to the front and rear, the front garden has been laid to tarmac allowing for ample off street parking whilst the rear is complete with a large elevated paved patio and an area laid to astro turf.

### Disclaimer

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Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)