



10 Sannox Road  
Kilmarnock, KA1 2PE  
P.O.A.

**GREIG**  
*Residential*



# Sannox Road

Kilmarnock, KA1 2PE

Greig Residential are delighted to present to the market this impressive two bedroom semi detached villa located in the ever popular Bonnyton area of Kilmarnock offering ease of access to local amenities, preferred schooling and transport links. Offering spacious accommodation over two level with contemporary décor and modern fixtures and fittings throughout this property is also complemented by ample off street parking, a garage and extensive landscaped gardens.

Having been lovingly presented by the current owner this is the ideal family home and is sure to impress all who view.





### Hallway

1.56m x 1.48m (5' 1" x 4' 10") Access is given via an outer white UPVC door to a welcoming entrance hallway offering contemporary grey décor and laminate flooring. The hallway gives access to the lounge and a carpeted staircase leads to the upper level.

### Lounge

4.27m x 4.05m (14' 0" x 13' 3") Generously proportioned main apartment boasting contemporary décor, feature log burner, plentiful space for free standing furniture, laminate flooring and a double glazed window to the front.

### Kitchen

4.36m x 2.80m (14' 4" x 9' 2") Stylish fully fitted dining sized kitchen complete with modern wall and base storage units offering ample storage with contrasting work surface, integrated oven, induction hob and hood, stainless steel sink and drainer, plumbing space for fridge freezer, integrated dish washer, contemporary décor, plentiful space for dining table and chairs, laminate flooring, a double glazed window to the rear and door access to the rear garden.

### Utility

1.49m x 1.24m (4' 11" x 4' 1") Practical utility comprising of additional work surface, plumbing and space for washing machine and tumble drier, laminate flooring and a double glazed window to the rear.

### Bedroom One

4.62m x 3.20m (15' 2" x 10' 6") Impressive master bedroom boasting soft neutral décor, fitted wardrobes providing ample storage, fitted carpet and a double glazed window to the front.

### Bedroom Two

3.91m x 3.18m (12' 10" x 10' 5") Generous double bedroom with contemporary décor, fitted carpet and a double glazed window to the rear.

### Bathroom

2.33m x 1.48m (7' 8" x 4' 10") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity unit, wc, bath with overhead mains shower, heated towel rail, wet wall finish to walls, tiled flooring and a double glazed opaque window to the rear.

### Externally

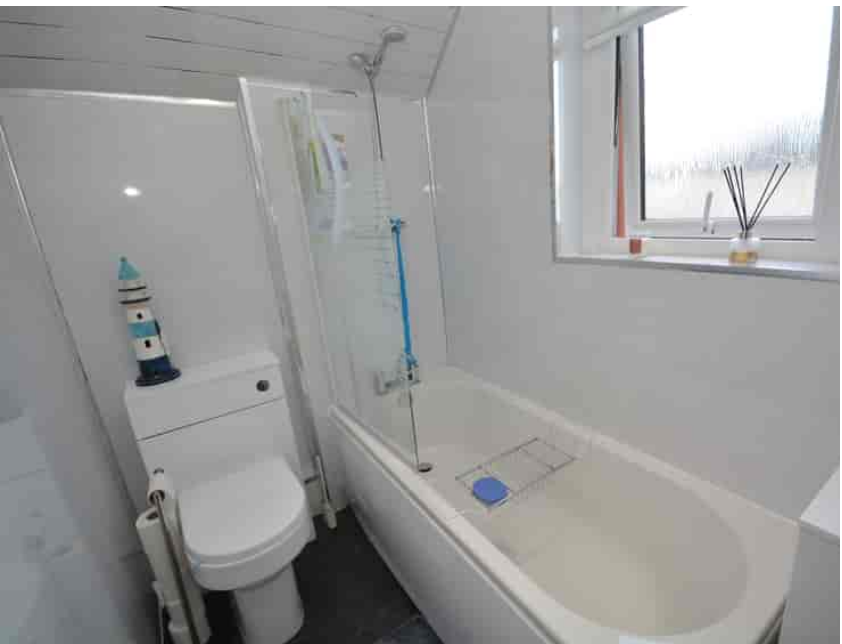
Externally this property boasts generous gardens to the front and rear, the front gardens has been designed with ease of maintenance in mind being fully laid to chip with a paved driveway to the side offering ample off street parking and leading to the garage. The rear garden has been full landscaped with a well manicured lawn, decked patio perfect for al fresco dining and an impressive pergola.

### Council Tax Band

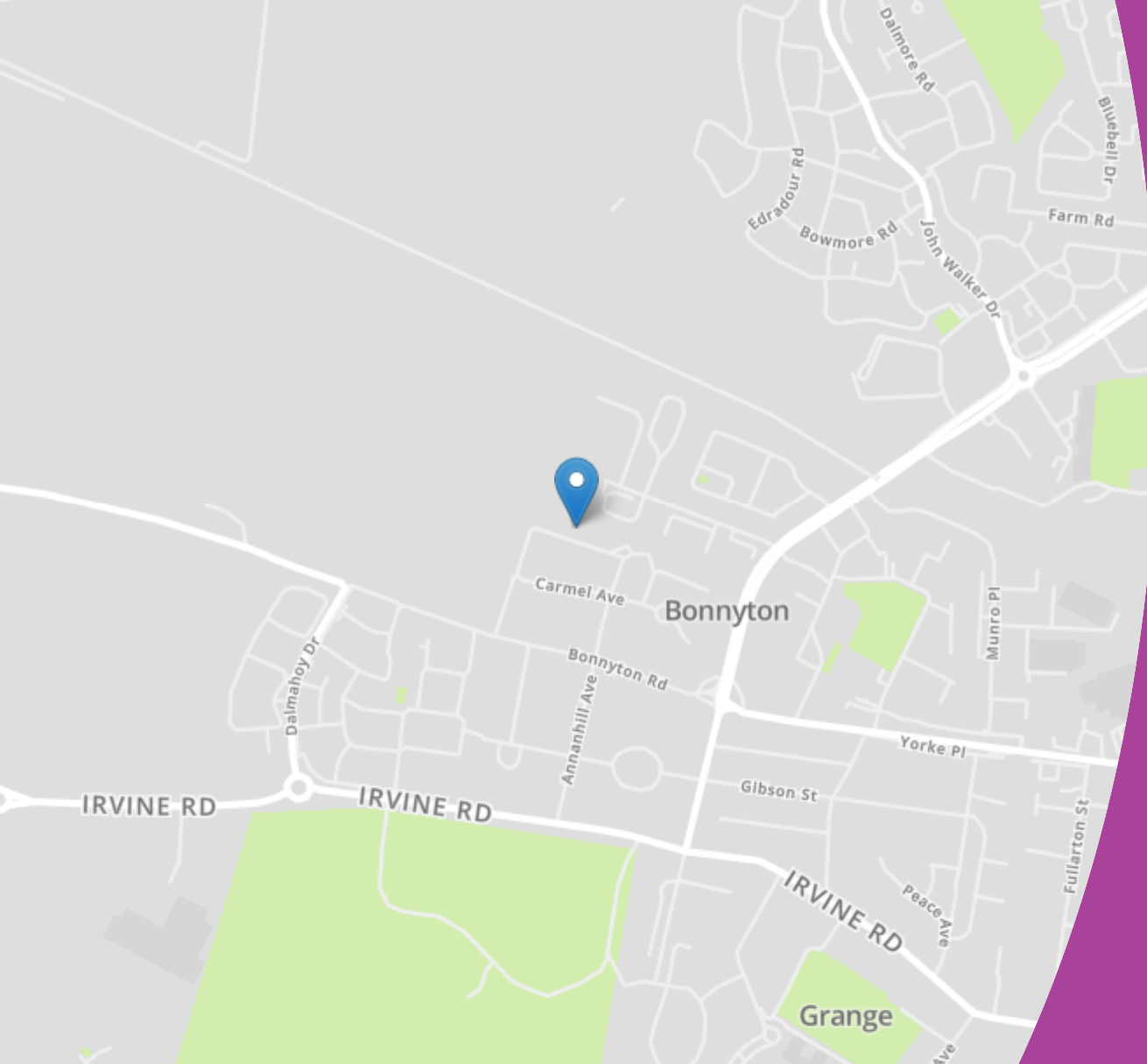
Band B

### Disclaimer

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