



40 Crofthead Avenue
Kilmarnock, KA3 2HA
P.O.A.

GREIG
Residential



Crofthead Avenue

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Perfectly positioned within the ever popular Onthank area of Kilmarnock, this superb two bedroom semi detached villa is ideally located with ease of access to all amenities, schooling and with direct transport links. Boasting spacious accommodation over two level complete with contemporary neutral decor, modern fixtures and fittings and practical floored attic space. Enhanced externally by large corner plot private garden grounds with generous driveway providing off street parking, this is the ideal first time buy, downsize or investment and is sure to impress all who view.





Hallway

With access via the outer UPVC door, the welcoming entrance hallway offers neutral decor, laminate flooring and carpeted staircase to the upper level. Double glazed window to the front and door access to lounge.

Lounge

5.78m x 3.03m (19' 0" x 9' 11") The formal lounge is a generously proportioned main apartment comprising of modern grey decor, laminate flooring and double glazed window to the front. Archway access to kitchen and double glazed French doors leading out into the rear gardens.

Kitchen

3.50m x 2.37m (11' 6" x 7' 9") Generous fitted kitchen providing a range of wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, plumbing/space for appliances including cooker, washing machine, tumble dryer, fridge and freezer. Neutral decor, tiled splashback and flooring, double glazed window to the side and door leading out into the rear gardens.

Bedroom One

4.53m x 2.87m (14' 10" x 9' 5") On the upper level the master bedroom is a generous double offering neutral decor, laminate flooring, double glazed window to the front and door to attic space.

Bedroom Two

2.80m x 2.74m (9' 2" x 9' 0") The second double bedroom offers soft decor with fitted carpet, practical storage cupboard and double glazed window to the rear overlooking the gardens.

Bathroom

2.66m x 1.81m (8' 9" x 5' 11") Modern three piece family bathroom suite comprising of wash hand basin, wc and bath. Stylish wet wall finish to walls, tiled flooring and double glazed opaque window to the rear.

Attic Space

5.06m x 2.93m (16' 7" x 9' 7") Generous attic space complete with neutral decor, laminate flooring and ceiling spotlights.

External

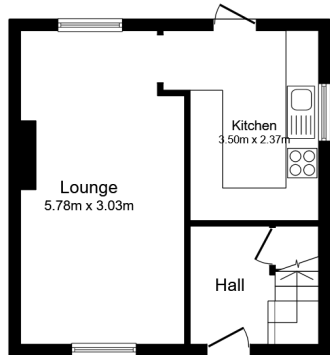
Positioned on a corner plot, this excellent home provides generous garden grounds to the front, side and rear which have been landscaped with ease of maintenance in mind. The front gardens are laid to chips with paved pathways. Sizeable driveway to the side provides ample off street parking. The rear gardens comprise of a paved patio, chipped drying area and modern raised decked patio.

Council Tax

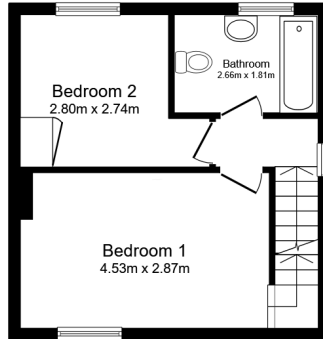
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Disclaimer

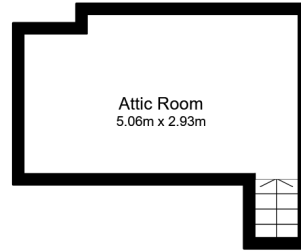
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Ground Floor



First Floor



Second Floor

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