



18 Linfern Avenue West  
Kilmarnock, KA1 3LH  
P.O.A.

**GREIG**  
*Residential*





# Linfern Avenue West

Kilmarnock, KA1 3LH

Proudly presenting to the market this impressive four bedroom semi detached villa located within a rarely available, sought after residential area just off the highly regarded London Road, boasting open greenery and views over the park, with access to direct transport links, local amenities and schooling. Offering an abundance of flexible family living space over two levels with neutral decor throughout, complimented by generous enclosed private gardens to the rear and ample off street parking on driveway and detached garage, this is the perfect family home and sure to impress all who view.





### Porch

1.49m x 1.26m (4' 11" x 4' 2") Access via outer white UPVC door offering neutral décor, fitted carpet and glazed door giving access to hallway.

### Hallway

3.00m x 7.33m (9' 10" x 24' 1") Access from porch into hallway offering neutral décor, fitted carpet, two storage cupboards, double glazed window to the rear, carpeted staircase to upper level and door access to lounge, kitchen/dining, bedroom one, bedroom two and bathroom.

### Lounge

3.70m x 4.69m (12' 2" x 15' 5") Generous main apartment offering white décor, fitted carpet, storage cupboard and double glazed window to the rear.

### Kitchen

2.58m x 3.25m (8' 6" x 10' 8") Fitted kitchen offering ample white gloss wall and base units with modern black handles and complimentary work surfaces, integrated oven with four burner gas hob and extractor hood, stainless steel sink and drainer, integrated dish washer, plumbing/space for fridge freezer, washing machine and tumble dryer, ceiling spotlights, laminate flooring, double glazed window to the rear and door access to

### Dining Room

2.41m x 3.54m (7' 11" x 11' 7") Access from kitchen via archway offering plentiful space for dining table and chairs, soft grey décor, laminate flooring, ceiling coving and double glazed window to the side.

### Bedroom 4/Sitting Room

3.70m x 4.24m (12' 2" x 13' 11") Located on the ground level, a generous double bedroom or flexible use room offering soft neutral décor, fitted carpet, featuring gas fire set within wood/marble surround, ceiling coving and double glazed window to the front.

### Bedroom One

Located on the ground level, a generous double bedroom or flexible use room offering white décor, fitted carpet, storage cupboard and double glazed window to the front.

### Bathroom

2.76m x 1.51m (9' 1" x 4' 11") Three piece suite, located on the ground level, comprising of WC, wash hand basin combination unit and mains operated shower over bath, chrome heated towel rail, tiling to walls, vinyl flooring ceiling spotlights and double glazed opaque window to the side.





### Bedroom Two

5.03m x 2.86m (16' 6" x 9' 5") Generous double bedroom offering soft neutral décor, fitted carpet, fitted wardrobes, access to storage cupboard and double glazed window to the front.

### Bedroom Three

3.34m x 2.92m (10' 11" x 9' 7") Double bedroom offering soft neutral décor, fitted carpet, fitted wardrobes and double glazed window to the rear.

### Storage Cupboard

1.01m x 2.85m (3' 4" x 9' 4") Providing additional storage space.

### Shower Room

2.34m x 2.22m (7' 8" x 7' 3") Three piece suite comprising of WC, wash hand basin and shower cubicle with electric shower, vinyl flooring and double glazed Velux window to the side.

### Storage Cupboard

1.71m x 1.72m (5' 7" x 5' 8") Providing additional storage space.



### External

Generous enclosed private gardens to the rear laid to lawn with decking area perfect for al fresco dining and entertaining, leading to detached garage, providing off street parking or additional storage space.

Further benefiting from ample off street parking on paved driveway, complimented by low maintenance mono bloc garden to the front.

### Garage

3.98m x 7.47m (13' 1" x 24' 6") Providing ample off street parking or additional storage space.

### Council Tax Band

Band E

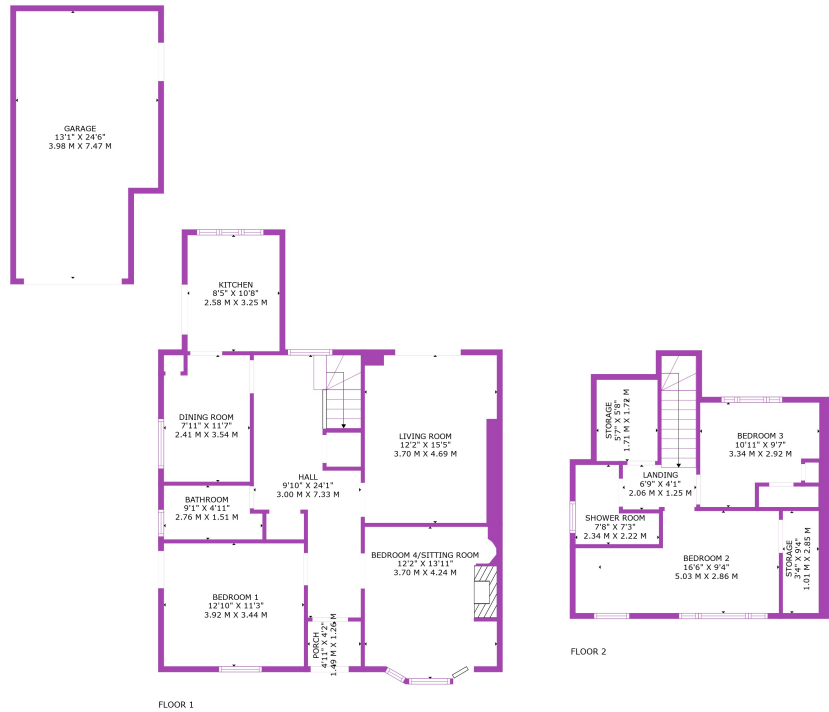




## DISCLAIMER

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.





**TOTAL: 1285 sq. ft, 119 m<sup>2</sup>**  
 FLOOR 1: 952 sq. ft, 88 m<sup>2</sup>; FLOOR 2: 333 sq. ft, 31 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 20 sq. ft, 2 m<sup>2</sup>; GARAGE: 297 sq. ft, 28 m<sup>2</sup>; STORAGE: 64 sq. ft, 6 m<sup>2</sup>,  
 LOW CEILING: 73 sq. ft, 7 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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