



1/2, 13 Barbadoes Road  
Kilmarnock, KA1 1ST  
P.O.A.

**GREIG**  
*Residential*



# Barbadoes Road

Kilmarnock, KA1 1ST

Perfectly positioned on the periphery of Kilmarnock's town centre within walking distance to the ever popular Howard Park, this traditional two bedroom upper flat is sure to impress. Thoughtfully extended boasting spacious accommodation over two levels and presented in immaculate condition with contemporary decor whilst sympathetically retaining traditional features throughout. Complemented by private fully enclosed gardens to the rear this is the ideal first time buy, downsize or investment.





### Hallway

3.96m x 1.19m (13' 0" x 3' 11") Access is given via an outer wooden door to a welcoming entrance hallway offering neutral decor, practical storage cupboard and vinyl flooring. The hallway gives access to the lounge, kitchen and bathroom.

### Lounge

4.19m x 3.41m (13' 9" x 11' 2") Generously proportioned main apartment boasting contemporary neutral decor with a decorative wall and feature solid wood and marble fire place, plentiful space for free standing furniture, traditional high ceilings, fitted carpet, double glazed bay window to the front and a carpeted staircase to the upper level.

### Kitchen

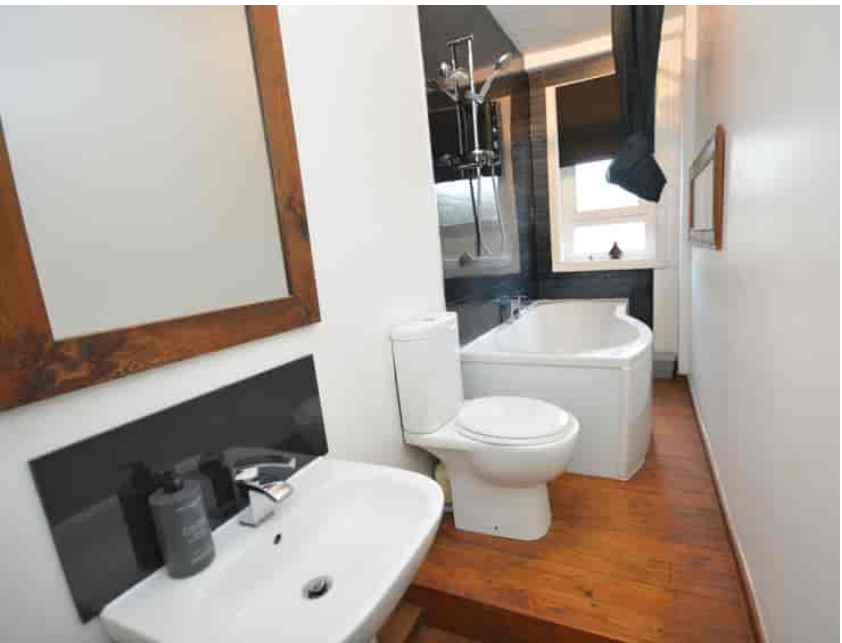
4.43m x 2.97m (14' 6" x 9' 9") Fully fitted modern kitchen complete with ample wall and base storage units with complementary work surface, integrated oven and induction hob, integrated fridge freezer, plumbing and space washing machine, neutral decor, tiled splash back, feature island with seating, vinyl flooring, double glazed window to the rear and door to study.

### Study

1.79m x 1.49m (5' 10" x 4' 11") Rear facing study/storage cupboard housing the central heating boiler, neutral decor, vinyl flooring and a double glazed window to the rear.

### Bathroom

4.24m x 1.16m (13' 11" x 3' 10") The family bathroom is conveniently located on the lower level comprising of a wash hand basin, wc, bath with overhead electric shower, neutral decor, wood flooring and a double glazed opaque window rear.



### Bedroom One

4.29m x 2.71m (14' 1" x 8' 11") Located on the upper level the impressive master bedroom is complete with neutral children's decor, fitted carpet and a double glazed velux window to the rear.

### wc/cloaks

1.15m x 0.85m (3' 9" x 2' 9") Practical wc/cloaks comprising of a wash hand basin, wc, neutral tiling to walls and flooring.

### Bedroom Two

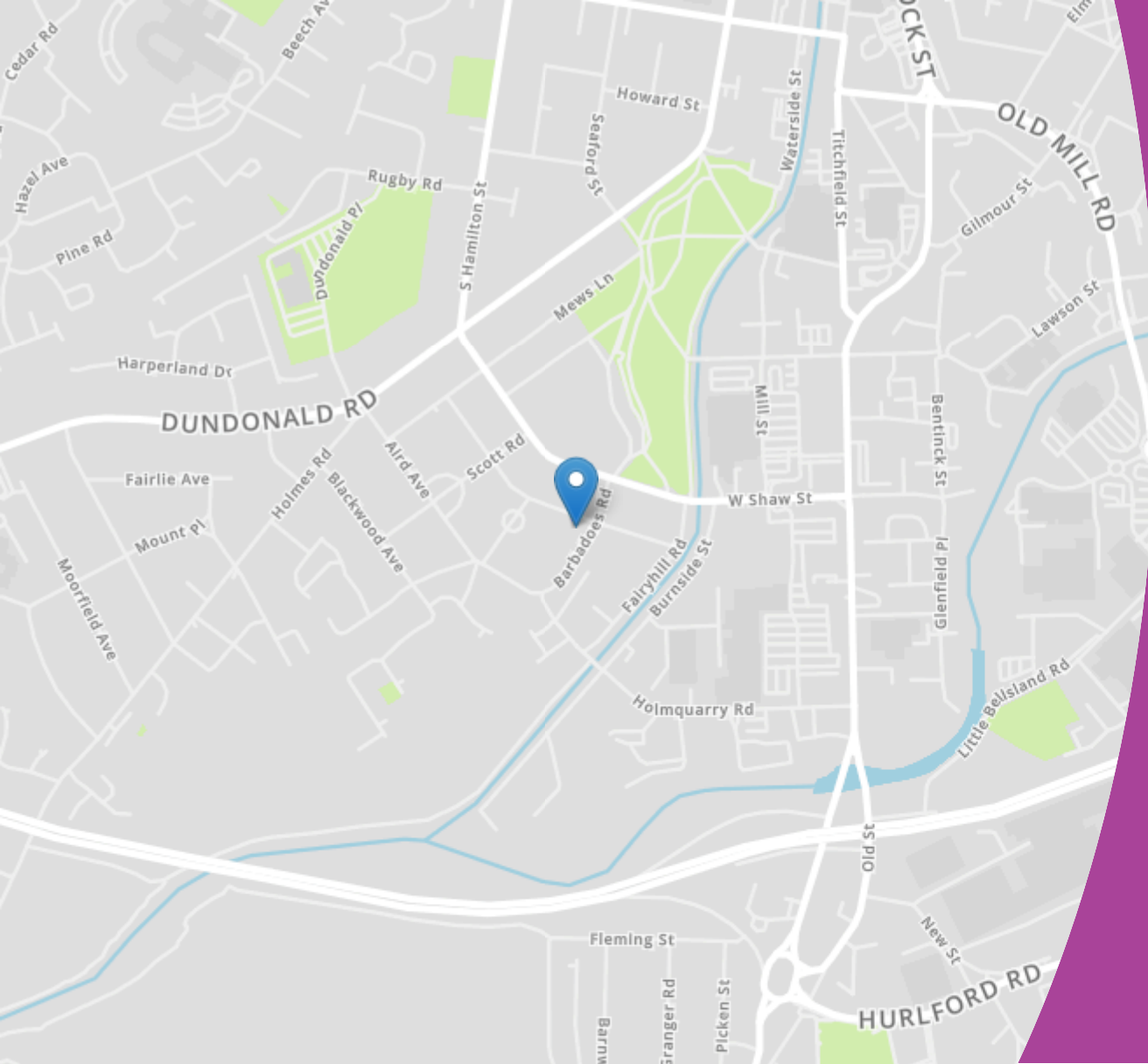
3.45m x 3.26m (11' 4" x 10' 8") Generous double bedroom with neutral decor, fitted wardrobes providing ample storage, fitted carpet and a velux window to the front.

### Externally

This property boasts a communal drying area and private fully enclosed garden to the rear. The private garden consists of a well manicured lawn and a decked patio area perfect for al fresco dining and entertaining.

### Disclaimer

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