



48 Samson Avenue
Kilmarnock, KA1 3ED
P.O.A.

GREIG
Residential



Samson Avenue

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Greig Residential are delighted to present to the market this superb three bedroom semi detached villa located within an extremely sought after area just off the highly regarded London Road in Kilmarnock boasting a sizeable plot with large driveway and extensive private gardens. Internally complete with generous accommodation over two levels with modern decor throughout including practical additional two piece cloaks/wc on the upper level. Early viewings are advised as we are sure this will appeal to a wide range of purchasers.





Hallway

4.66m x 2.13m (15' 3" x 7' 0") The generous welcoming entrance hallway offers contemporary decor and LVT flooring, generous understairs storage cupboard, door access to lounge, kitchen and bathroom, carpeted staircase to the upper level. This family villa is complimented by a HIVE heating system.

Lounge

4.62m x 3.65m (15' 2" x 12' 0") Generously proportioned main apartment with tasteful decor, laminate flooring and electric wall hung decorative fire. Double glazed full length window to the front and plentiful space for freestanding furniture.

Kitchen

4.66m x 2.60m (15' 3" x 8' 6") Modern breakfasting kitchen offering a wide selection of high gloss wall and base storage units with complimentary work surfaces, integrated appliances including oven, microwave, induction hob, washing machine, dishwasher, fridge and freezer. Breakfast bar seating area, under unit lighting, fresh decor and vinyl flooring. Large double glazed window to the rear and door leading out into the rear gardens.

Bathroom

2.08m x 1.75m (6' 10" x 5' 9") Three piece family bathroom suite located on the ground floor comprising of wash hand basin and wc combination unit, bath with overbath mains shower. Neutral tiling to walls and floor, ceiling spotlights and double glazed opaque window to the rear.

Bedroom One

3.52m x 2.82m (11' 7" x 9' 3") On the upper level the master bedroom is a generous double offering stylish decor and fitted carpet, large triple mirrored door fitted wardrobes providing excellent storage space and double glazed window to the front.



Bedroom Two

3.15m x 3.01m (10' 4" x 9' 11") The second bedroom is a double room and is rear facing with a double glazed window overlooking the gardens, neutral decor and fitted carpet. Triple sliding door fitted wardrobes.

Bedroom Three

3.21m x 2.24m (10' 6" x 7' 4") Bedroom three offers dual aspect double glazed windows to the side and rear, crisp white decor, fitted carpet and storage cupboard.

Cloaks/WC

2.24m x 0.96m (7' 4" x 3' 2") Practical and convenient two piece cloaks/wc located on the upper level offering wash hand basin and wc set, modern decor and vinyl flooring.

External

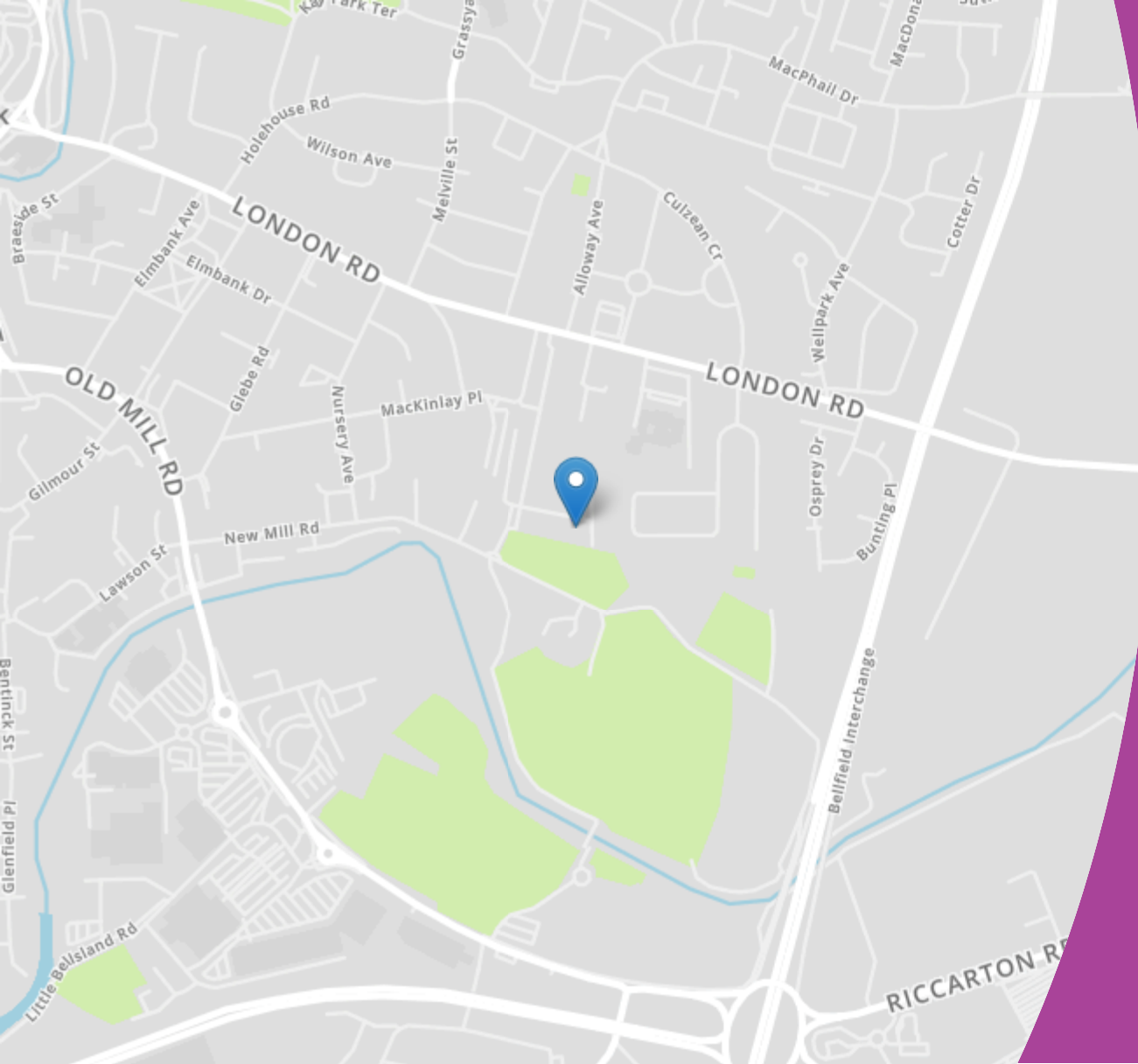
Positioned on an extensive plot, this family home boasts generous garden grounds with sizeable driveway to the front and side providing plentiful off street parking leading to the timber garage. The landscaped rear gardens comprise of a large paved patio area with decorative chipped section, with steps leading up to an enclosed raised lawn area bordered by mature trees. Enclosed by fencing, the rear gardens offer a safe and peaceful outdoor family space.

Council Tax

Band B

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