



53 Morris Crescent

Hurlford

Kilmarnock, KA1 5BJ

P.O.A.

**GREIG**  
*Residential*



## Morris Crescent

Hurlford, Kilmarnock, KA1 5BJ

Proudly presenting to the market this charming two bedroom upper flat ideally located within the heart of Hurlford with direct access to local amenities and transport links. Having been lovingly maintained throughout offering neutral décor, generous low maintenance private gardens and plentiful off street private parking, this property is sure to appeal to a wide range of buyers from first time home owners to those looking to downsize.





#### Hallway

3.73m x 1.04m (12' 3" x 3' 5") Accessed from private entrance stairwell into upper hallway offering neutral décor, fitted carpet, ceiling coving, two large storage cupboards and door access to lounge, two bedrooms and shower room.

#### Lounge

4.38m x 3.87m (14' 4" x 12' 8") Generous proportioned main apartment offering neutral décor, fitted carpet, featuring electric fire within decorative free standing surround, ceiling coving, double glazed window to the front boasting far reaching views and door access to kitchen.

#### Kitchen

3.29m x 3.08m (10' 10" x 10' 1") Generous proportioned fitted kitchen offering plentiful wall and base units, tiled splashback, integrated oven with four burner gas hob and hood, plumbing/space for fridge freezer and washing machine, ceiling spotlights, laminate flooring, neutral décor, plentiful space for dining table and chairs with double glazed window to the rear boasting far reaching countryside views.

#### Bedroom One

4.14m x 3.56m (13' 7" x 11' 8") Generous proportioned double bedroom offering neutral décor, fitted carpet, storage cupboard, ceiling coving and double glazed window to the front with far reaching views.

#### Bedroom Two

4.09m x 2.93m (13' 5" x 9' 7") Generous double bedroom offering neutral décor, fitted carpet, storage cupboard and double glazed window to the rear.

#### Shower Room

1.79m x 1.72m (5' 10" x 5' 8") Three piece white suite comprising of WC, wash hand basin vanity unit and mains operated shower cubicle, heated towel rail, contemporary tiling to walls and floor with double glazed opaque window to the rear.

#### External

Generous low maintenance private chipped gardens to the rear with patio area to the side.

Offering plentiful off street parking to the front on paved driveway and garage.

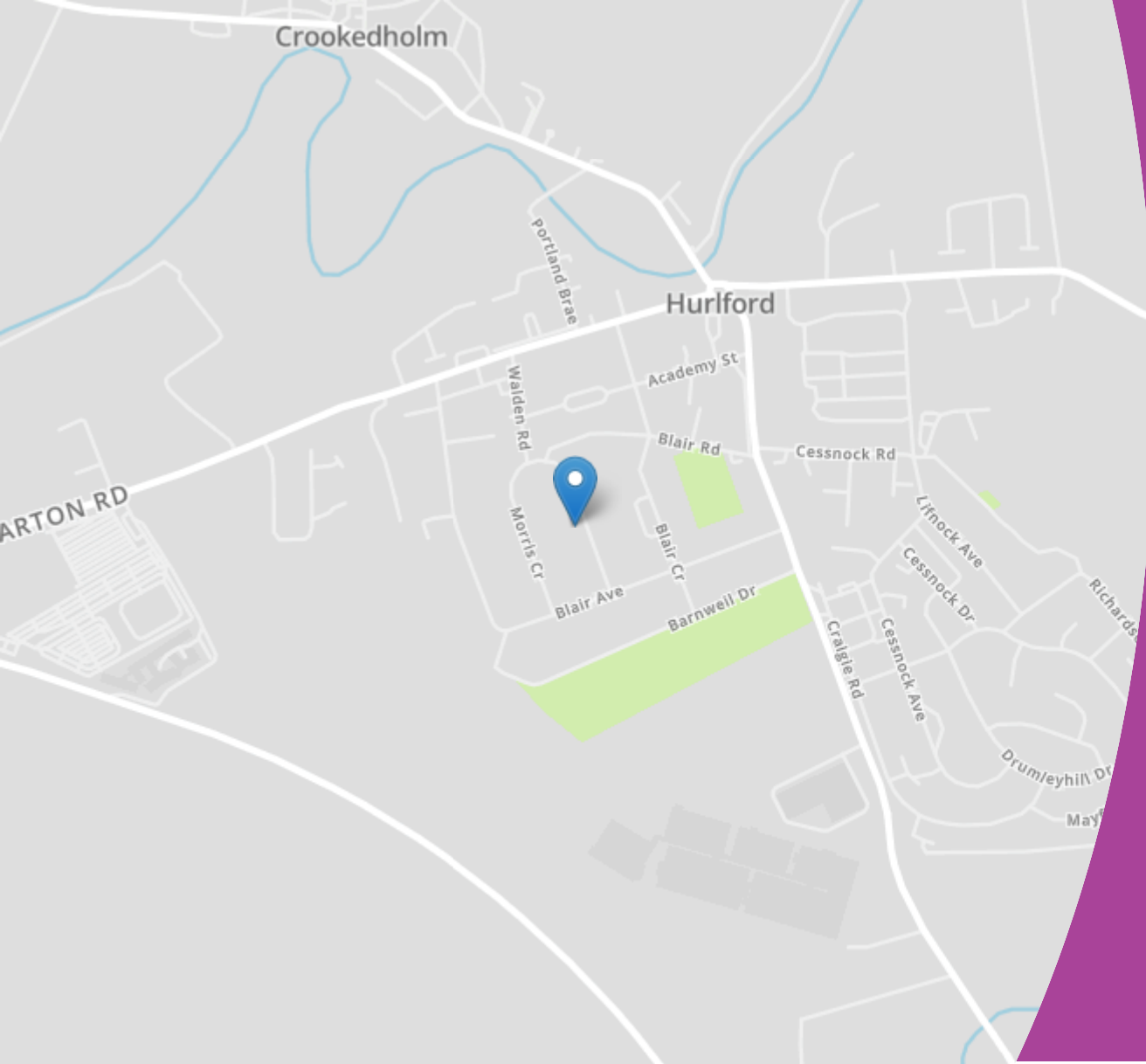
#### Council Tax Band

Band A

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