



20 Hillmoss

Kilmaurs
Kilmarnock, KA3 2RS
P.O.A.

GREIG
Residential



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Proudly presenting to the market this spacious one bedroom upper flat located in the heart of the sought after village of Kilmaurs close to local amenities and walking distance to Kilmaurs train station providing excellent links to Kilmarnock and Glasgow. Comprising of a generous double bedroom, lounge, kitchen, bathroom, floored attic, large rear garden and driveway this is sure to appeal to a wide range of buyers from first time home owners, buy to let investors or those looking to downsize.





Hallway

Accessed via the outer UPVC door, a carpeted staircase leads to the welcoming upper hallway featuring neutral decor, convenient storage cupboard and 2 double glazed windows to the side and rear.

Livingroom

4.42m x 3.97m (14' 6" x 13' 0") Generous main apartment boasting neutral decor, ceiling coving, fitted carpet and double glazed window to the front.

Kitchen

2.67m x 2.90m (8' 9" x 9' 6") Fitted kitchen offering an array of wall and base units, integrated gas hob and electric oven, plumbing space for washing machine and fridge freezer, stainless steel sink and drainer, ceiling spotlights, tiled flooring and double glazed window to the front.

Bedroom

3.27m x 3.97m (10' 9" x 13' 0") Double bedroom featuring neutral decor, ceiling coving, fitted carpet and double glazed window to the rear.

Bathroom

1.65m x 1.75m (5' 5" x 5' 9") Three piece shower room featuring WC, wash hand basin, electric shower cubicle, neutral wet wall decor, tiled floor, ceiling spotlights and double glazed opaque window to the side.

Loft Room

4.22m x 5.25m (13' 10" x 17' 3") Floored and lined attic space offering ample space for storage.

External

This property further benefits from a large driveway laid to monobloc and private and secure rear gardens laid with slab and chips with ease of maintenance in mind.

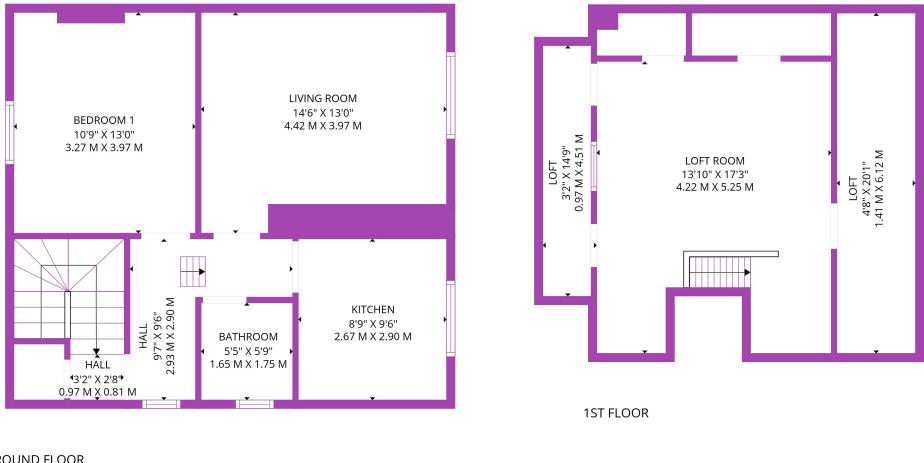
Council Tax Band

Band A

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TOTAL: 755 sq. ft, 70 m²
 Basement 1: 36 sq. ft, 3 m², Ground floor: 584 sq. ft, 54 m², 1st floor: 135 sq. ft, 13 m²
 EXCLUDED AREAS: LOW CEILING: 271 sq. ft, 25 m²; WALLS: 110 sq. ft, 11 m²

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