



159 Hurlford Road  
Kilmarnock, KA1 3QA  
P.O.A.

**GREIG**  
*Residential*



# Hurlford Road

Kilmarnock, KA1 3QA

Proudly presenting to the market this immaculate extended two bedroom end terraced villa located within the popular residential area of Bellfield in Kilmarnock with ease of access to local amenities, transport links and schooling. Having been lovingly maintained offer generous family living space over two levels with contemporary décor throughout complimented by low maintenance landscaped gardens and ample off street parking on a sizeable driveway and integral garage with generous storage and utility space, this is the perfect first time buy or downsize and sure to impress all who view.







### Hallway

1.46m x 2.20m (4' 9" x 7' 3") Access via outer white UPVC door into hallway offering contemporary décor, fitted carpet, carpeted staircase to upper level, under stairs storage cupboard and door access to lounge and kitchen.

### Lounge

3.14m x 5.79m (10' 4" x 19' 0") Generous main apartment offering contemporary décor, laminate flooring, featuring gas fire set within limestone surround, double glazed window to the front and double patio doors giving access to conservatory.

### Conservatory

2.28m x 2.98m (7' 6" x 9' 9") Flexible use room, currently used as a dining room, offering neutral décor, laminate flooring, door access to lounge and double doors giving access to rear gardens.

### Kitchen

2.65m x 3.49m (8' 8" x 11' 5") Generous fitted kitchen offering ample white shaker style wall and base units with complementary oak effect work surfaces, plumbing/space for range cooker, fridge freezer and washing machine, composite sink and drainer, double glazed window to the rear and door access to rear gardens.

### Bedroom One

4.36m x 2.84m (14' 4" x 9' 4") Generous double bedroom offering soft pink décor, fitted carpet, storage cupboard and double glazed window to the front.

### Bedroom Two

3.62m x 2.86m (11' 11" x 9' 5") Double bedroom offering pink/grey décor, fitted carpet, storage cupboard and double glazed window to the rear.

### Bathroom

1.75m x 1.73m (5' 9" x 5' 8") Three piece suite comprising of WC, wash hand basin vanity unit and electric shower over bath, wet wall finish to walls, vinyl flooring and double glazed opaque window to the rear.

### Garage

2.52m x 5.68m (8' 3" x 18' 8") Offering additional storage space or off street parking. Up and over garage door to the front and door access to rear gardens.

### External

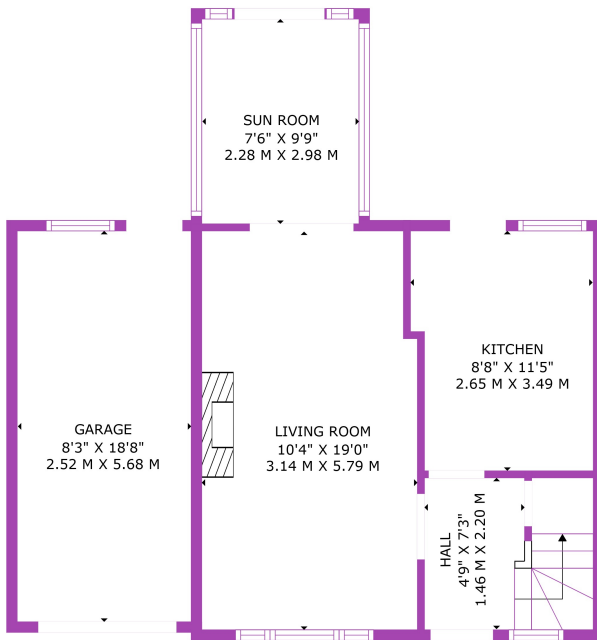
This property boasts large front and rear gardens with ease of maintenance in mind. The front gardens comprises of large tarmacked double drive way, mono-block path and area laid to chip. This property further benefits from an integral garage with ample storage space and also provides access to the rear garden. The private rear garden consists of slabbed patio area and large decking area perfect for entertaining and al-fresco dining.

### Council Tax Band

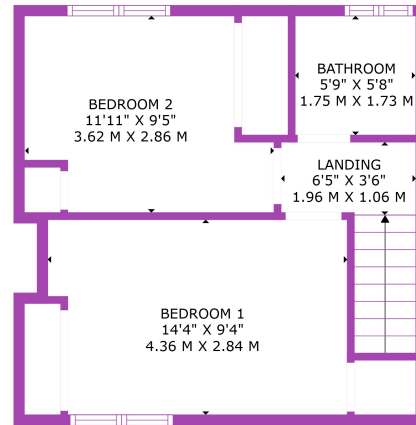
Band A

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FLOOR 1



FLOOR 2



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