



11 Annan Court
Kilmarnock, KA1 3NB
P.O.A.

GREIG
Residential



Annan Court

Kilmarnock, KA1 3NB

Greig Residential are delighted to present to the market this modern two bedroom upper flat located within the ever popular Bellfield area of Kilmarnock. Offering spacious accommodation complete with neutral decor and modern fixtures and fittings throughout, this superb flat is also complimented by a well maintained communal entry, spacious communal gardens with drying area and allocated off street parking. Situated within ease of access to all local amenities, schooling, with direct transport links to Kilmarnock town centre and direct links via the M77 to Ayr and Glasgow, this is the ideal first time buy, downsize or investment and is sure to impress all who view.





Hallway

3.70m x 1.05m (12' 2" x 3' 5") Access is given via an outer composite door to a welcoming entrance hallway offering neutral decor, two practical storage cupboards and fitted carpet. The hallway gives access to the lounge, bedrooms and bathroom.

Lounge

5.36m x 3.10m (17' 7" x 10' 2") Generously proportioned main apartment boasting neutral decor, fitted carpet, double glazed window to front and an doorway leading to the kitchen.

Kitchen

2.53m x 2.20m (8' 4" x 7' 3") Fully fitted kitchen complete with ample wall and base storage units with complimentary work surface, integrated oven, gas hob and hood, plumbing and space for a washing machine and under counter fridge, stainless steel sink and drainer, crisp white decor, tiled splashback, tiled flooring and double glazed window to the front.

Bedroom One

3.21m x 3.10m (10' 6" x 10' 2") Generous double bedroom with contemporary decor, double fitted mirrored door wardrobes providing plentiful storage, fitted carpet and a double glazed window to the rear.

Bedroom Two

3.22m x 3.12m (10' 7" x 10' 3") A spacious double bedroom offering neutral contemporary decor, fitted mirrored door wardrobes, fitted carpet and a double glazed window to the rear.



Bathroom

2.56m x 1.92m (8' 5" x 6' 4") Completing the accommodation is the bathroom comprising of a wash hand basin, wc, bath with overhead mains shower, crisp white tiling to walls and tiled flooring.

Externally

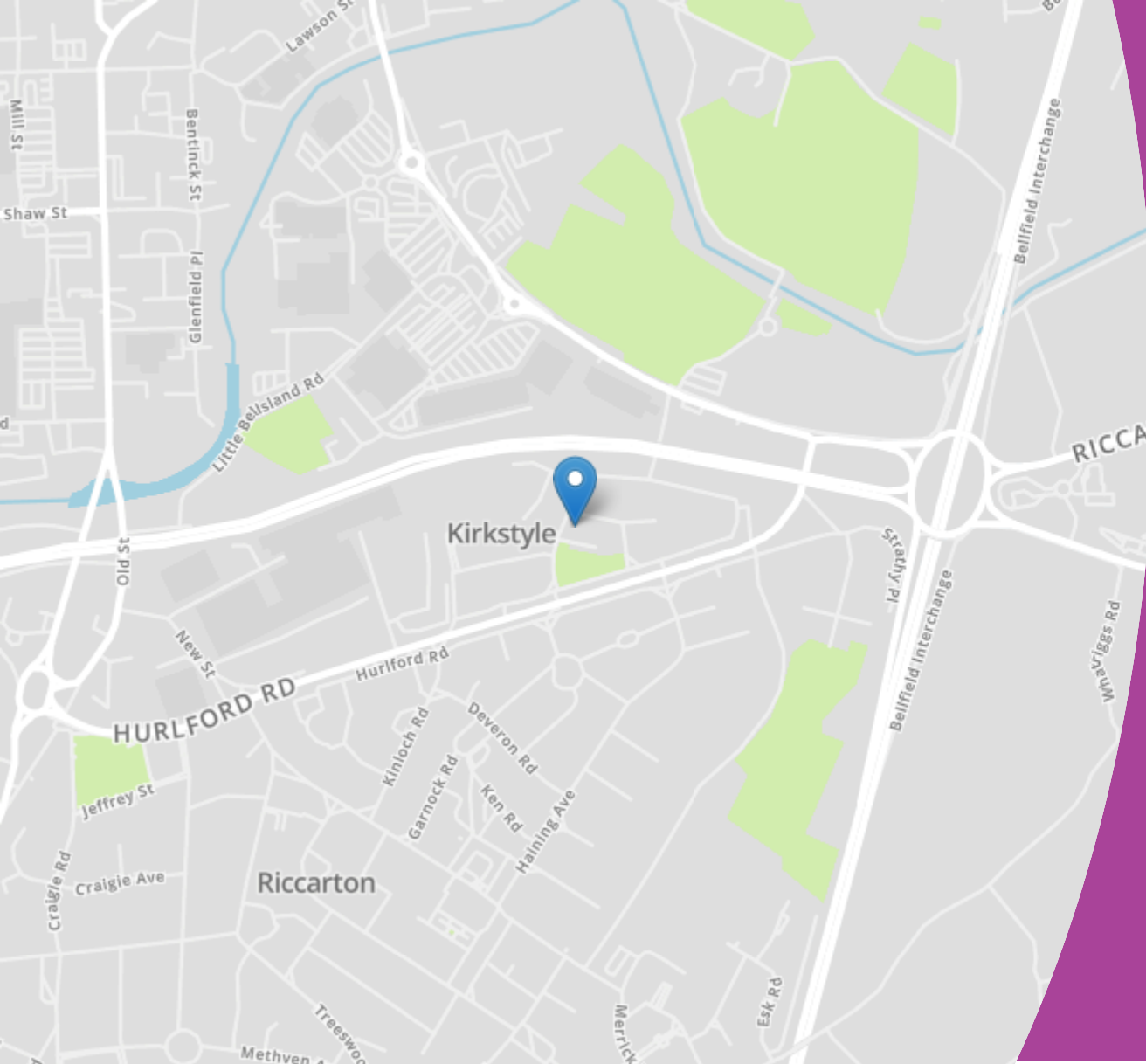
This property boasts well maintained communal gardens to the rear, with a large well manicured lawn area and drying area. Further benefiting from an enclosed bin and recycling area.

Council Tax Band

Band C

Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.



GREIG *Residential*

Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

info@greigresidential.co.uk