



54 Haining Avenue  
Kilmarnock, KA1 3PN  
P.O.A.

**GREIG**  
*Residential*



# Haining Avenue

Kilmarnock, KA1 3PN

Greig Residential are delighted to present to the market this contemporary three bedroom terraced villa located in a popular residential area of Kilmarnock close to local amenities, schooling and transport links. Offering spacious accommodation across two levels and comprising of a lounge, kitchen, three double bedrooms, wc and bathroom this property is also complemented by a private landscaped garden and ample off street parking.

Having been presented in show home condition throughout this is the ideal family home and is sure to impress a wide range of buyers.





### Hallway

2.08m x 1.28m (6' 10" x 4' 2") Access is given via a UPVC outerdouble glazed door to a welcoming entrance hallway complete with contemporary stylish decor and grey laminate flooring. The hallway gives access to the lounge, kitchen, wc and a carpeted staircase leads to the upper level.

### Lounge

5.90m x 3.18m (19' 4" x 10' 5") Generous main apartment featuring contemporary decor, decorative wall lights, stylish grey laminate flooring, a double glazed window to the front and double glazed patio doors leading to the rear garden.

### Cloaks/wc

1.50m x 0.99m (4' 11" x 3' 3") Practical cloaks/wc complete with a two piece white suite, contemporary decor and vinyl flooring.

### Kitchen

3.71m x 2.71m (12' 2" x 8' 11") Contemporary fully fitted kitchen comprising of white gloss wall and base storage units, complementary work top surfaces, integrated oven, gas hob and hood, plumbing and space for fridge freezer, washing machine and dish washer, anthracite sink and drainer, crisp white decor, breakfast bar seating area, tiled flooring, a double glazed window to the rear and a double glazed UPVC door leading to the rear garden.

### Bedroom One

4.12m x 2.88m (13' 6" x 9' 5") Generous master bedroom offering stylish contemporary decor, fitted mirrored door wardrobes, ceiling coving, fitted carpet and a double glazed window to the front.

### Bedroom Two

4.43m x 2.80m (14' 6" x 9' 2") The second bedroom is a spacious double comprising of contemporary decor, storage cupboard, fitted carpet and a double glazed window to the rear.

### Bedroom Three

3.64m x 2.11m (11' 11" x 6' 11") Rear facing spacious double bedroom with contemporary decor, fitted carpet and a double glazed window to the rear.

### Bathroom

1.72m x 1.73m (5' 8" x 5' 8") Completing the accommodation is the modern family bathroom comprising of wash hand basin and vanity unit, wc, bath with overhead mains shower, contemporary grey wet wall finish around walls, ceiling spotlights, tiled flooring and a double glazed window to the rear.

### Externally

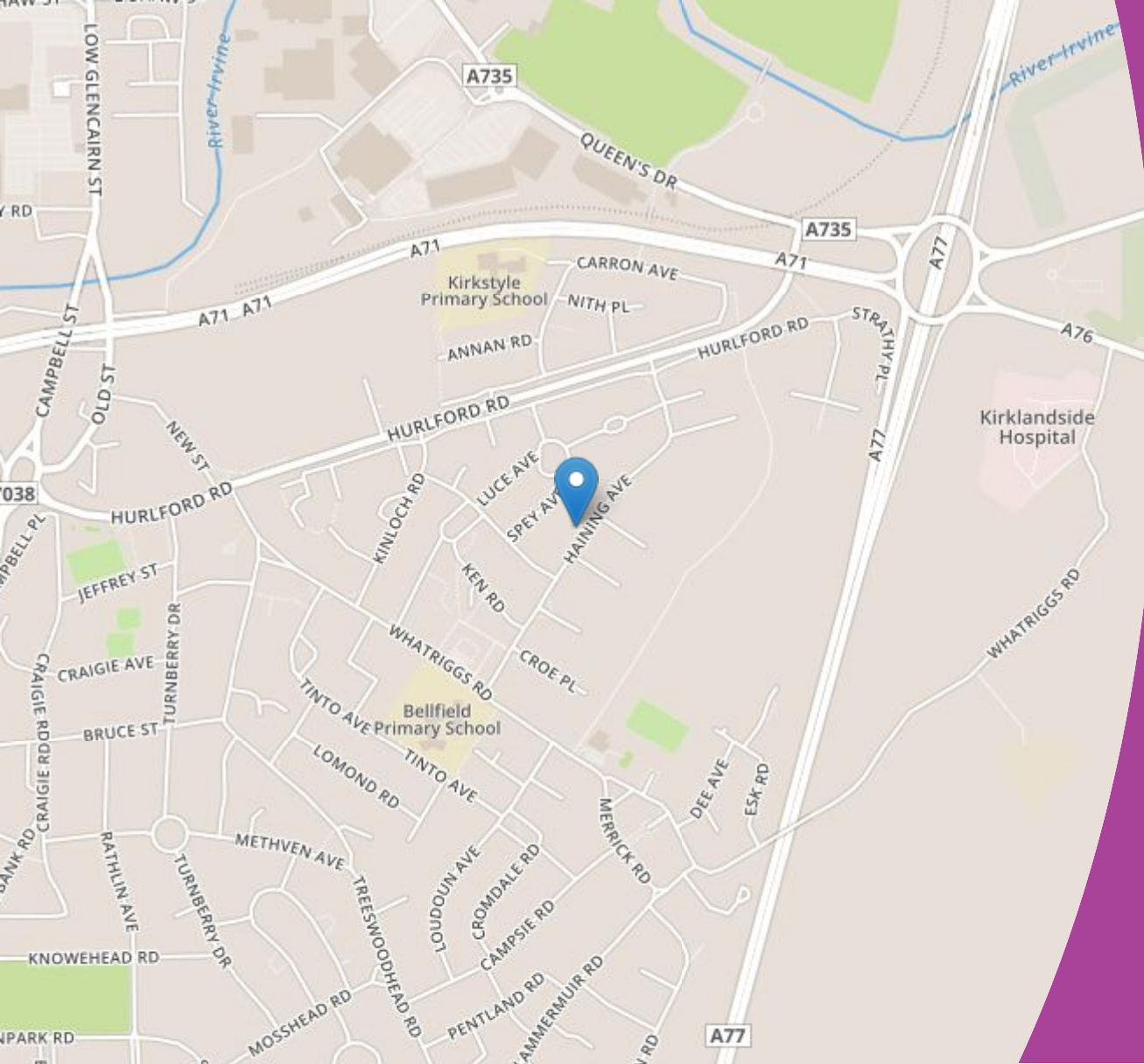
This property boasts spacious private gardens to the front and rear, the front garden has been fully laid to tarmac providing ample off street parking with a decorative wall and archway leading to the rear. The rear garden has been designed with ease of maintenance in mind being fully laid to chip with a decked patio perfect of al fresco dining, entertaining or space for a hot tub,

### 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*



53 Main Street, Newmilns

East Ayrshire

KA16 9DA

07961 746182

[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)