



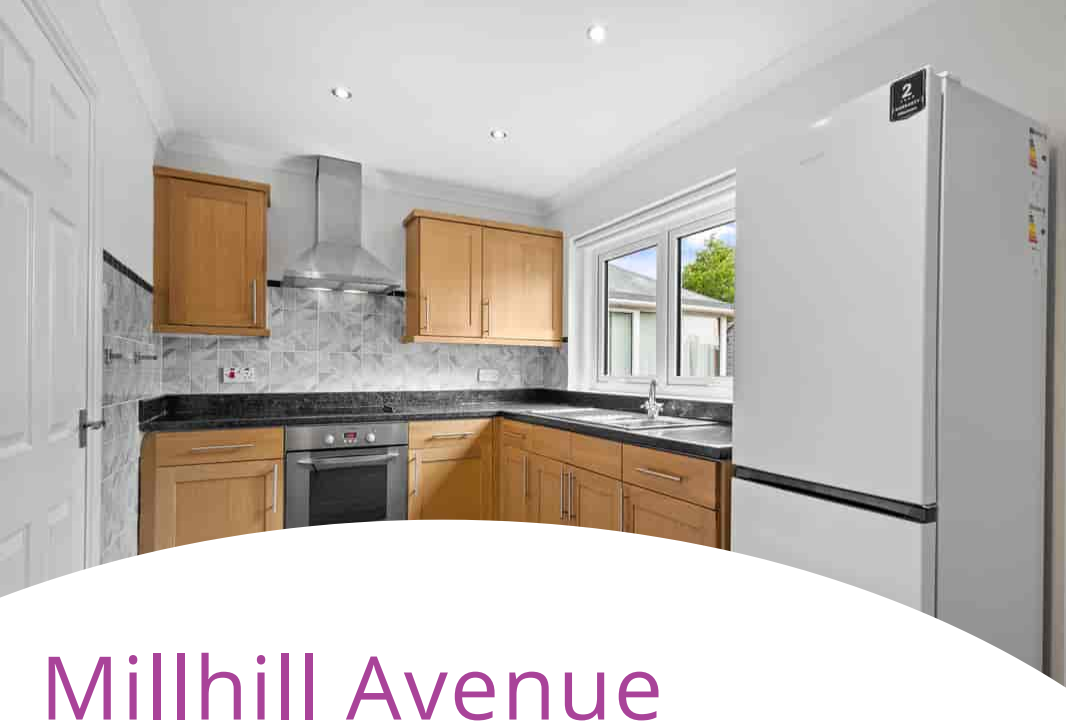
38 Millhill Avenue

Kilmaurs

Kilmarnock, KA3 2TA

P.O.A.

GREIG
Residential



Millhill Avenue

Kilmaurs, Kilmarnock, KA3 2TA

Presenting to the market this rarely available one bedroom bungalow situated within the highly desirable village of Kilmaurs. Within walking distance to local amenities and transport links, this all on one level property boasts modern fixtures and fittings throughout. Further benefitting from off street parking and ample garden space making it an ideal choice for first time buyers, downsizing or a great investment opportunity.





Hallway

1.49m x 2.29m (4' 11" x 7' 6") The welcoming hallway boasts fresh modern decor, fitted carpet, storage cupboard, giving access to the lounge, bedroom and shower room, accessed via outer UPVC double glazed door.

Lounge

3.49m x 4.23m (11' 5" x 13' 11") The generous main apartment features neutral decor, ceiling coving, fitted carpet, door to kitchen and double glazed window to the front.

Kitchen

4m x 2.33m (13' 1" x 7' 8") The modern fitted kitchen offers plenty wall and base units, integrated oven, ceramic hob and hood, stainless steel sink and drainer, plumb space for fridge freezer, ceiling coving, ceiling spot lights, fresh decor, tiled splash back, space for small table and chairs, vinyl flooring, gives access to utility room, double glazed window to rear.

Utility Room

2.01m x 2.51m (6' 7" x 8' 3") The utility room offers additional work surfaces and base unit storage, sink with drainer, plumb space for a washing machine and tumble drier, tiled splash back, cupboard housing central heating boiler, door access to garden.

Bedroom

2.87m x 3.53m (9' 5" x 11' 7") Double bedroom with fresh neutral decor, fitted wardrobes, fitted carpet and double glazed window to rear.

Shower Room

1.79m x 2.29m (5' 10" x 7' 6") Completing the property is a modern shower room comprising of a white three piece suite including a double shower cubicle with electric shower, wash hand basin, vanity unit, WC, contemporary wet wall finish to walls and ceiling, ceiling spotlights, heated towel rail, laminate flooring and opaque double glazed window to front.

External

A lovingly maintained front garden boasts a well manicured lawn area, planting areas, access to a driveway laid to chip and the rear garden offers privacy and has been designed with ease of maintenance in mind.

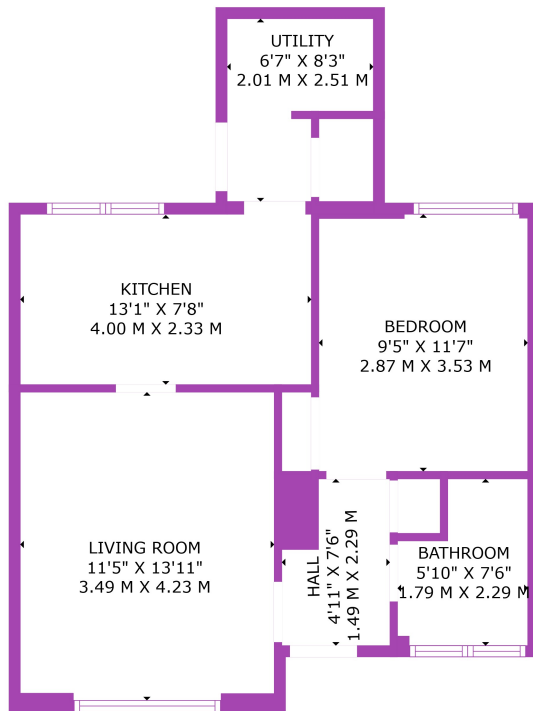
Council Tax Band

Band A

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TOTAL: 529 sq. ft, 49 m²
FLOOR 1: 529 sq. ft, 49 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

