



35 Welbeck Street
Kilmarnock, KA1 3JN
P.O.A.

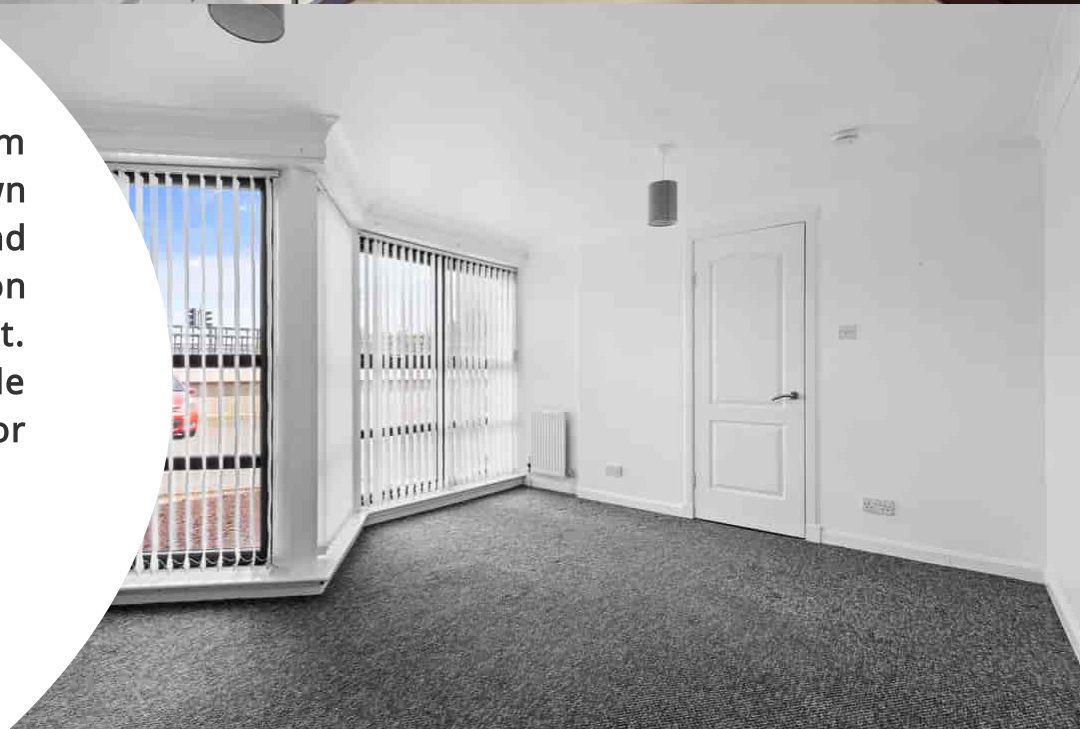
GREIG
Residential



Welbeck Street

Kilmarnock, KA1 3JN

Proudly presenting to the market this superb two bedroom ground floor flat located within the heart of Kilmarnock town centre offering immediate access to all local amenities and transport links. Boasting spacious all on the level accommodation complete with contemporary neutral decor throughout. Complimented by well maintained communal gardens and ample off street parking this is the ideal first time buy, downsize or investment and is sure to impress all who view.





Hallway

1.81m x 2.18m (5' 11" x 7' 2") Access is given via an outer wooden door to a welcoming entrance hallway offering crisp white decor, shelved storage cupboard and fitted carpet. The hallway gives access to the lounge, kitchen, two bedrooms and shower room.

Lounge

4.20m x 3.51m (13' 9" x 11' 6") Generously proportioned main apartment boasting contemporary decor, ceiling coving, fitted carpet and a double glazed full length window formation to the front.

Kitchen

2.83m x 2.37m (9' 3" x 7' 9") Fully fitted modern kitchen complete with plentiful wall and base storage units, complimentary work surface, integrated oven, gas hob and hood, plumbing and space for washing machine and fridge freezer, corner sink and drainer, neutral decor, tiled splashback, vinyl flooring, a double glazed window to the rear and door access to the rear garden.

Bedroom One

3.36m x 3.51m (11' 0" x 11' 6") The master bedroom is a generous double with contemporary decor, fitted carpet and a double glazed window to the rear.

Bedroom Two

1.78m x 2.37m (5' 10" x 7' 9") A spacious bedroom offering crisp white decor, shelved storage cupboard, fitted carpet and a double glazed window to the rear.

Shower Room

1.89m x 2.08m (6' 2" x 6' 10") Completing the accommodation is the shower room comprising of a wash hand basin, wc, shower cubicle with mains shower, tiling to walls and vinyl flooring.

Externally

This property boasts spacious communal gardens complete with a well manicure lawn and drying area. A private residents car park provides ample off street parking.

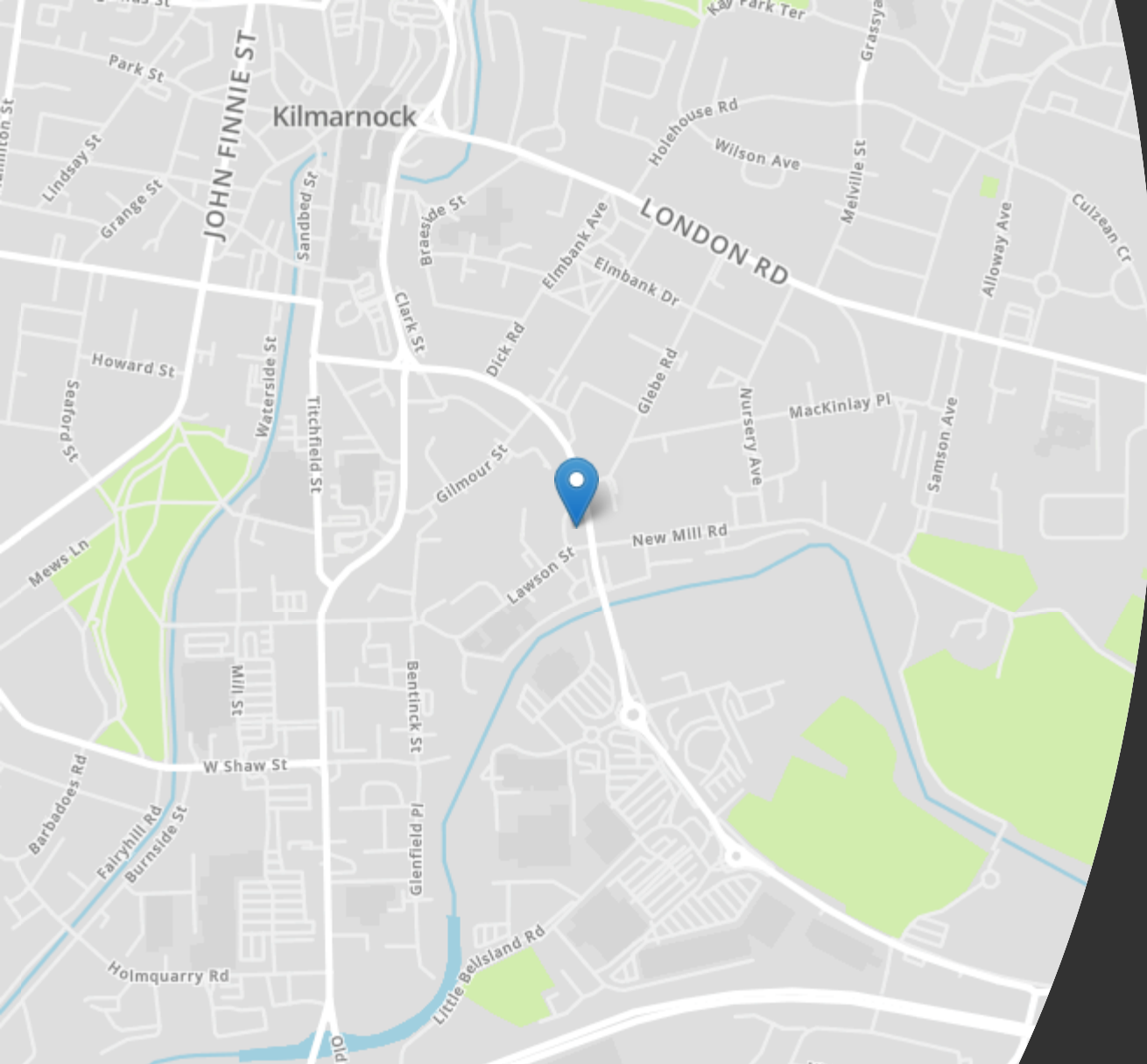
Council Tax Band

Band C

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Greig Residential
18 Henrietta Street, East Ayrshire
KA4 8HQ
01563 501350
info@greigresidential.co.uk