



46 Hillier Road
Kilmarnock, KA1 1AE
P.O.A.

GREIG
Residential



Hillier Road

Kilmarnock, KA1 1AE

Proudly presenting to the market this superb three-bedroom terraced villa, nestled within the sought-after Holmlea Development in Kilmarnock, built by the reputable builders at Keepmoat. Having been lovingly maintained offering generous family living space over two levels with low maintenance private gardens to the rear, off street parking and complimented by uninterrupted views, this property is the perfect family home and sure to impress all who view.





Hallway

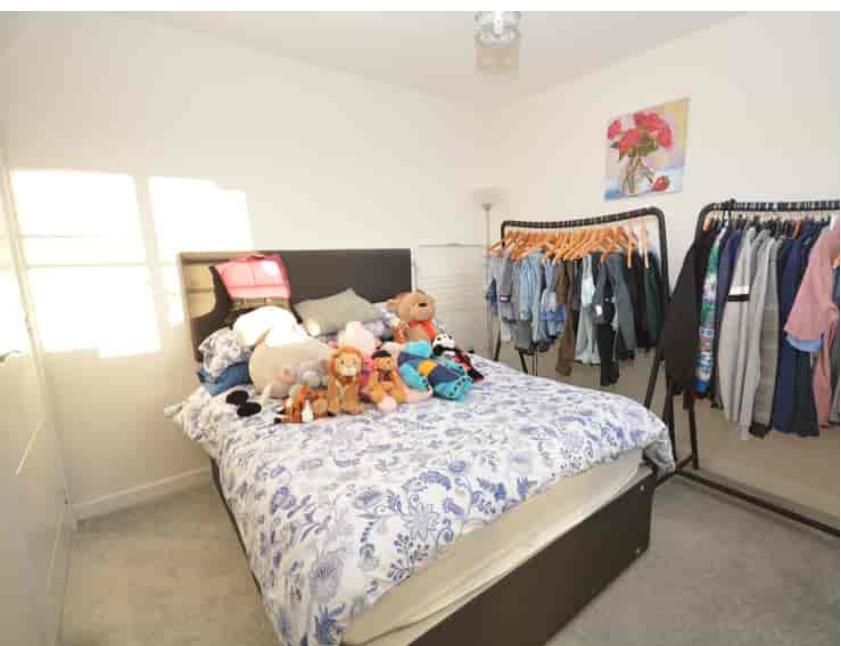
2.57m x 1.30m (8' 5" x 4' 3") Access into hallway via outer composite door offering neutral decor, laminate flooring and door access to lounge and cloaks/WC.

Lounge

5.50m x 5.05m (18' 1" x 16' 7") Generous proportioned main apartment offering neutral decor, fitted carpet, under stairs storage cupboard, double glazed window to the front, carpeted staircase to upper level and door access to kitchen.

Kitchen/Dining

4.98m x 2.67m (16' 4" x 8' 9") Dining sized fitted kitchen offering contemporary grey gloss wall and base units with complimentary work surfaces, integrated oven with four burner gas hob and extractor hood, integrated fridge freezer and dish washer, plumbing/space for washing machine, providing plentiful space for dining table and chairs, neutral decor, vinyl flooring, double glazed window to the rear and double glazed French doors giving access to rear gardens.



WC/Cloaks

2.57m x 1.06m (8' 5" x 3' 6") Two piece suite comprising of WC and wash hand basin, neutral decor, vinyl flooring and double glazed opaque window to the front.

Bedroom One

3.38m x 2.71m (11' 1" x 8' 11") Good sized double bedroom offering neutral decor, fitted carpet, fitted mirrored wardrobes, access to en-suite and double glazed window the front boasting open outlooks.

En-Suite

2.21m x 1.53m (7' 3" x 5' 0") Three piece suite comprising of WC, wash hand basin and mains operated shower in cubicle, stylish tiling to walls and vinyl flooring.

Bedroom Two

3.04m x 2.82m (10' 0" x 9' 3") Good sized double bedroom offering neutral decor, fitted carpet and double glazed window to the rear with open outlooks.

Bedroom Three

2.32m x 2.26m (7' 7" x 7' 5") Smaller double bedroom offering neutral decor, fitted carpet and double glazed window to the front with open outlooks.



Bathroom

2.13m x 1.92m (7' 0" x 6' 4") Three piece suite comprising of WC, wash hand basin combination unit and mains operated shower over bath, heated towel rail, stylish wet wall finish to walls, ceiling spotlights, laminate flooring and double glazed opaque window to the rear.

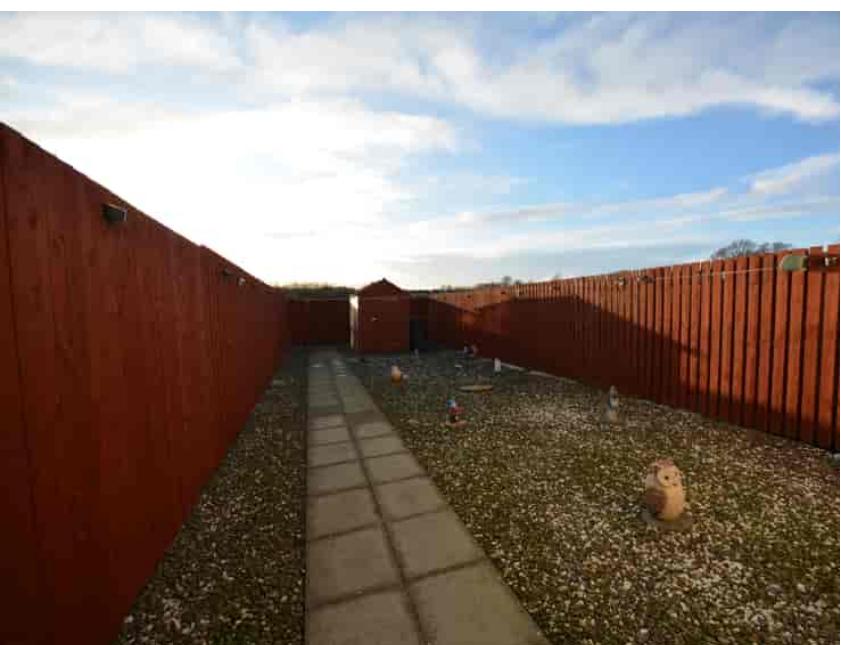
External

Generous low maintenance enclosed private gardens to the rear laid with chips, perfect for al fresco dining, entertainment and safe child play.

Providing off street parking to the front on monobloc driveway.

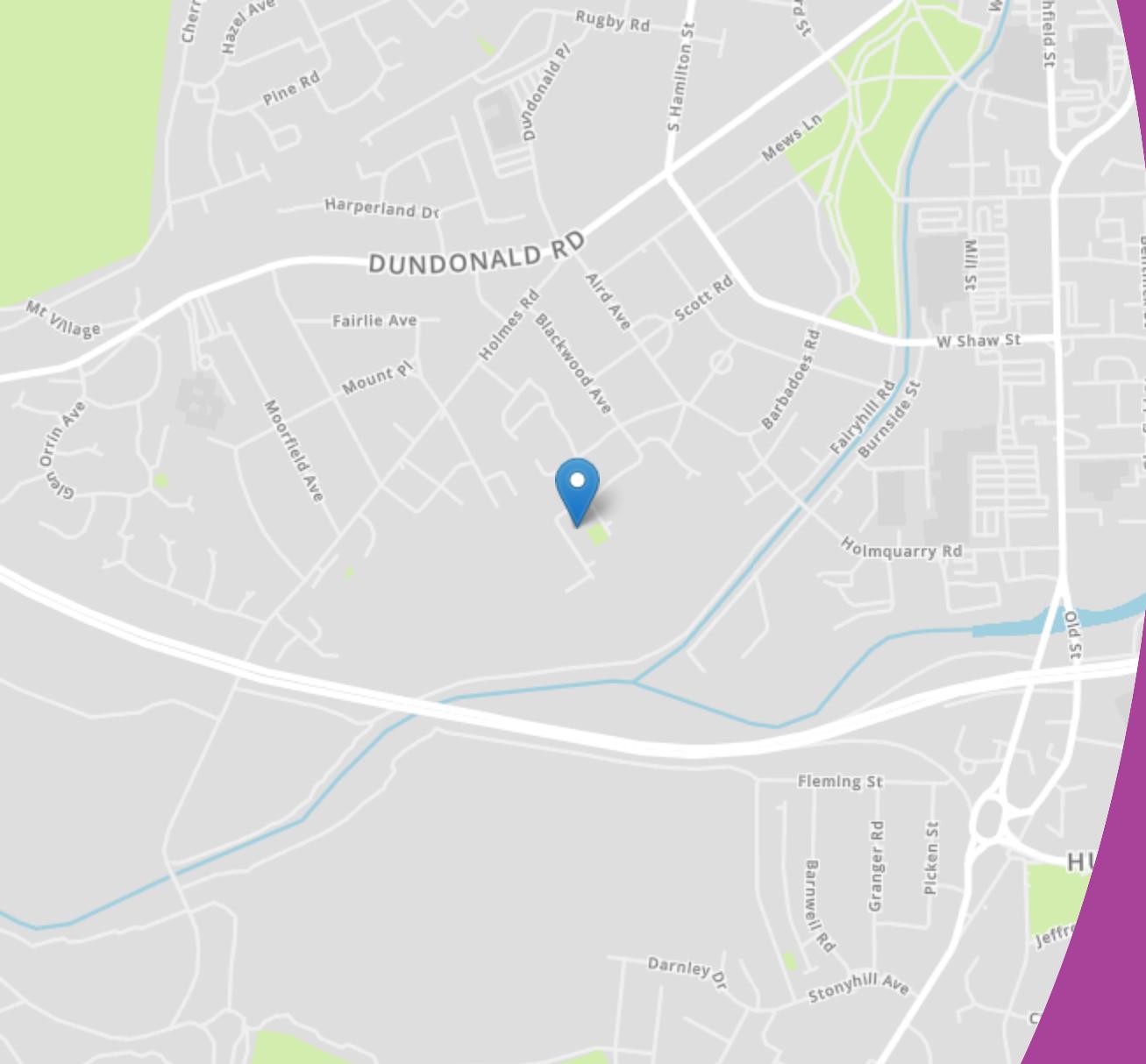
Council Tax Band

Band D



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