



4 Arrothill Drive
Kilmarnock, KA1 1UJ
P.O.A.

GREIG
Residential



Arrothill Drive

Kilmarnock, KA1 1UJ

Greig Residential are delighted to present to the market this two bedroom ground floor flat located in the popular residential area of Gargieston, in a preferred school catchment area, close to town centre amenities and transport links. Offering spacious, newly redecorated living space all on the level, complemented by private low maintenance rear gardens and off street parking, we are sure this property will appeal to a wide range of buyers.





Hallway

4.14m x 1.33m (13' 7" x 4' 4") Accessed by outer metal/opaque glass door offering fresh white décor, newly fitted grey carpet, storage cupboard and door access to two bedrooms and bathroom.

Lounge

4.87m x 3.66m (16' 0" x 12' 0") Generous main apartment offering fresh white décor, fitted carpet, two wall lights, two double glazed windows to the side and door access to kitchen.

Kitchen

3.19m x 2.53m (10' 6" x 8' 4") Fitted kitchen offering cream gloss wall and base units with contrasting ash grey wood effect work surfaces, stainless steel sink and drainer, integrated oven with induction hob and extractor hood, integrated microwave and washing machine, plumbing space for fridge freezer, vinyl flooring, double glazed window to the rear and door access to rear gardens.

Bedroom One

4.00m x 3.00m (13' 1" x 9' 10") Generous double bedroom offering fresh white décor, newly fitted grey carpet with double glazed window to the front.

Bedroom Two

3.03m x 2.70m (9' 11" x 8' 10") Small double bedroom offering fresh white décor, fitted carpet, fitted wardrobes and double glazed window to the rear.

Shower Room

2.75m x 2.29m (9' 0" x 7' 6") Three piece white suite comprising of WC, wash hand basin vanity unit and corner shower cubicle, white tiling to walls, vinyl flooring and double glazed opaque window to the rear.

External

Generous low maintenance private gardens to the rear offering patio and chipped areas. Further offering laid to lawn garden to the front.

Off street parking available.

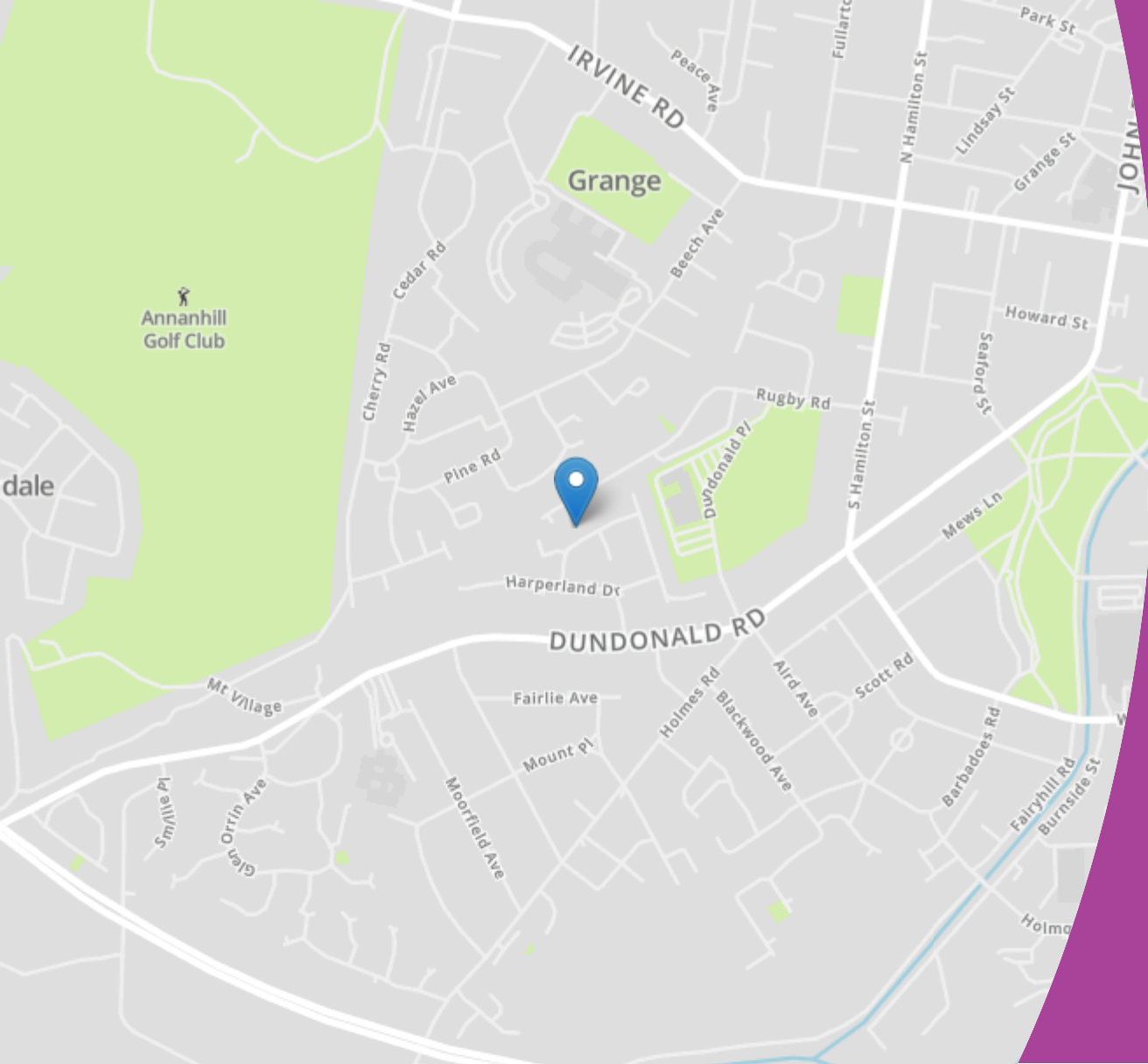
Council Tax Band

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