



28 Simons Crescent  
Kilmarnock, KA1 4UU  
Offers Over £159,995

**GREIG**  
*Residential*



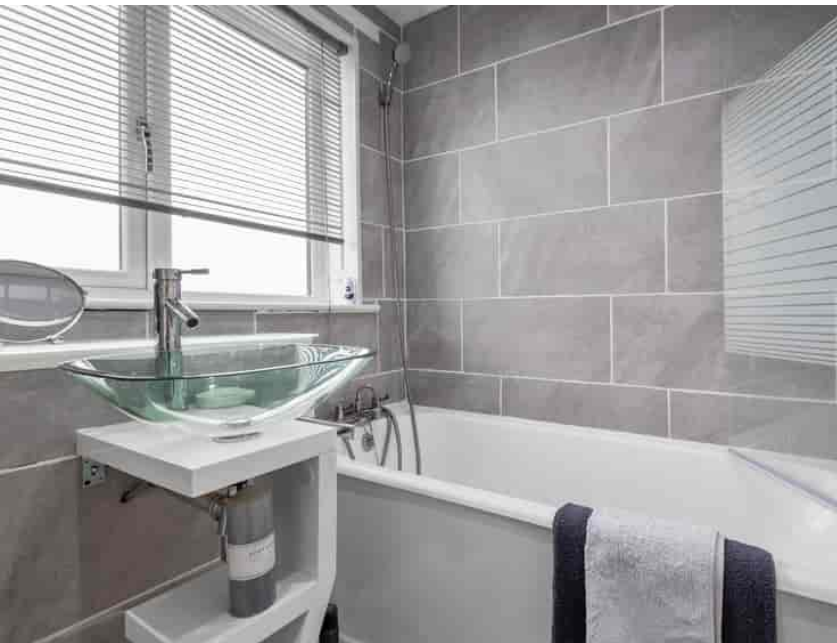


# Simons Crescent

Kilmarnock, KA1 4UU

Proudly presenting to the market this superb three bedroom semi detached villa situated within the ever popular Caprington area of Kilmarnock. Having been fully refurbished to a high specification providing stylish contemporary decor and modern fixtures and fittings throughout, this family home further benefits from spacious landscaped gardens and ample off street parking. Situated with convenient ease of access to all local amenities, schooling and direct transport links to Irvine and Ayr, this ticks every box and is sure to impress a wide range of buyers.





#### Porch

1.36m x 0.70m (4' 6" x 2' 4") Access is given via an outer UPVC double glazed doors to a welcoming entrance porch offering an internal door to the hallway.

#### Hallway

1.86m x 1.05m (6' 1" x 3' 5") Spacious hallway boasting soft contemporary decor, ceiling coving and fitted carpet. The hallway gives access to the lounge, cloaks/wc and a carpeted staircase leads to the upper level.

#### Cloaks/wc

0.86m x 1.21m (2' 10" x 4' 0") Practical cloaks/wc, conveniently located on the lower level comprising of a wash hand basin and wc combination unit, neutral decor and laminate flooring.

#### Lounge

3.18m x 6.17m (10' 5" x 20' 3") Generously proportioned main apartment boasting contemporary neutral decor, ceiling coving, solid wood flooring, contemporary wall mounted radiator, a large double glazed bay window to the front and a double glazed window to the rear.

#### Kitchen

3.93m x 3.32m (12' 11" x 10' 11") Stylish newly fitted kitchen complete with soft grey shaker style wall and base storage units with complimentary marble effect work surface, integrated oven, ceramic hob and hood, plumbing and space for fridge freezer and washing machine, contemporary black sink, tap and drainer, neutral decor with a stylish tiled finish, breakfast bar seating area, practical understairs storage cupboard, wet wall ceiling and spotlights, laminate flooring, door to the utility and a double glazed window to the rear and side.

#### Utility

1.97m x 2.30m (6' 6" x 7' 7") Practical utility room comprising of additional base units with complimentary work surface, crisp white decor, ceiling spotlights, laminate flooring and a door leading to the side garden.

#### Bedroom One

2.93m x 3.86m (9' 7" x 12' 8") The master bedroom is a generous double featuring soft neutral decor, fitted wardrobes, ceiling coving, fitted carpet and a double glazed window to the front.

#### Bedroom Two

3.17m x 3.86m (10' 5" x 12' 8") A spacious double bedroom with neutral decor, ceiling coving, fitted carpet and a double glazed window to the front.

#### Upper Hallway

2.81m x 1.76m (9' 3" x 5' 9") The upper hallway offers neutral decor, practical storage cupboard, ceiling spotlights, fitted carpet and a double glazed window to the rear.

#### Bedroom Three

2.25m x 2.78m (7' 5" x 9' 1") A good sized double with neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the rear.

#### Bathroom

1.94m x 1.74m (6' 4" x 5' 9") Completing the accommodation is the family bathroom comprising of a stylish glass bowl sink and wc set, bath with overhead shower, contemporary tiling to walls, tiled flooring and a double glazed opaque window to the rear.

#### Externally

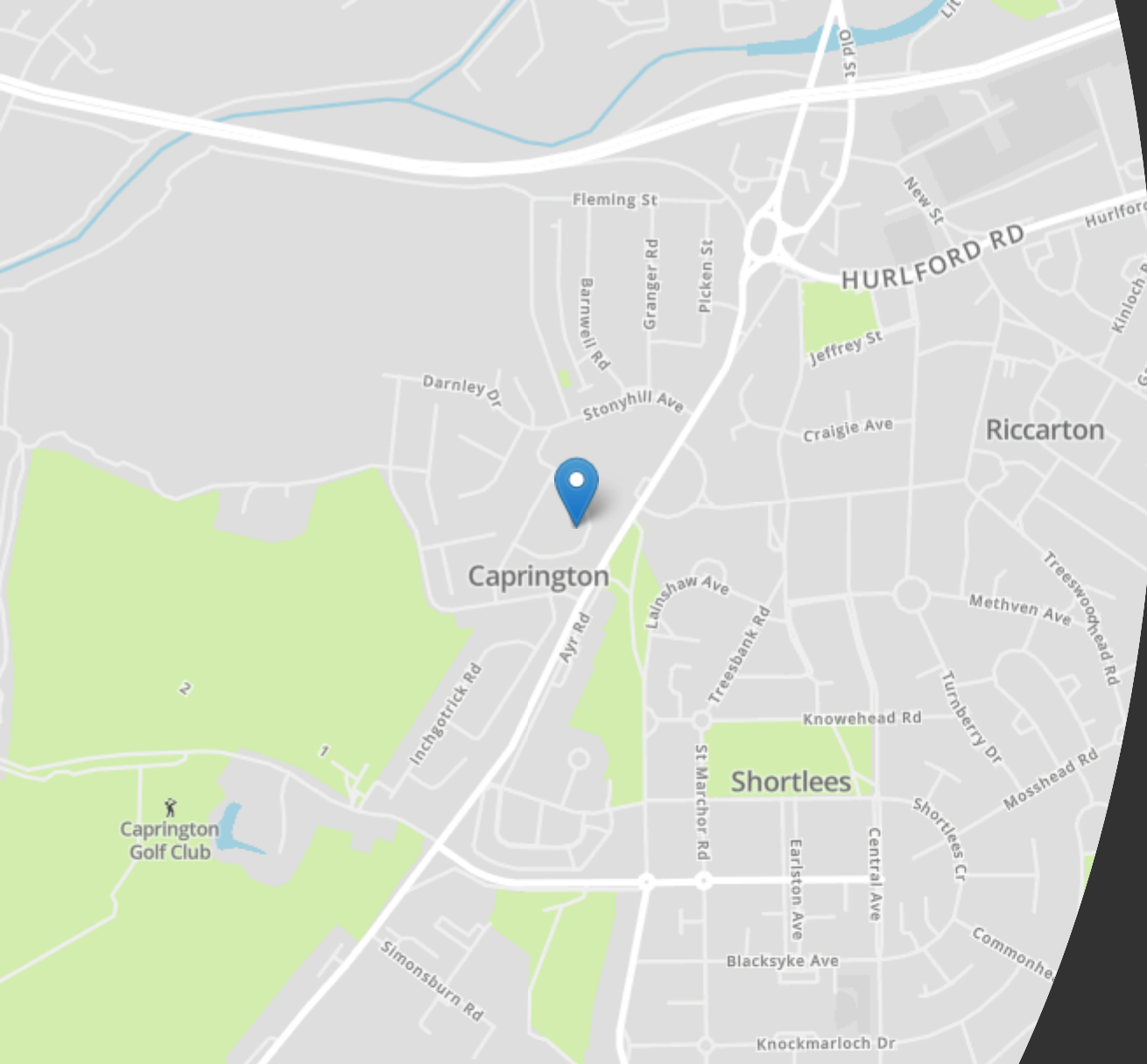
#### Council Tax Band

Band D

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