

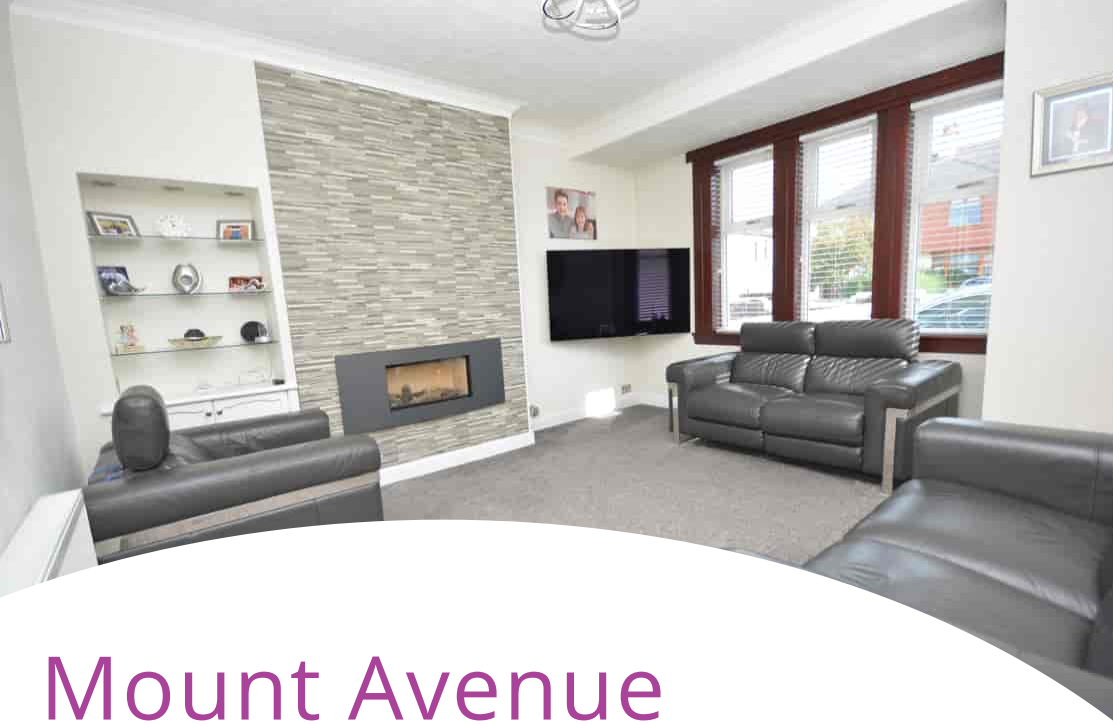


45 Mount Avenue

Kilmarnock, KA1 1UE

Offers Over £199,995

GREIG
Residential



Mount Avenue

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Positioned within a highly desirable address on the Southern periphery of Kilmarnock town centre, just off Dundonald Road, this charming three bedroom semi detached house is sure to impress. Boasting spacious accommodation over two levels with neutral decor and modern fixtures and fittings throughout. This superb villa is situated on an extensive plot boasting a wealth of potential and allowing for ample off street parking, a detached garage and fully enclosed landscaped gardens. Ideally placed for access to town centre amenities and falling within a preferred school catchment area, this is the ideal family home. Early viewing is advised.





Porch

1.55m x 1.24m (5' 1" x 4' 1") Access is given via an outer black composite door to a welcoming entrance porch offering neutral decor, fitted carpet, double glazed windows to two aspects and a door leading to the hallway.

Hallway

3.64m x 1.95m (11' 11" x 6' 5") The spacious hallway is complete with neutral decor, practical storage cupboard, fitted carpet and gives access to the lounge, kitchen, shower room and a carpeted stair case leads to the upper level.

Lounge

4.57m x 3.85m (15' 0" x 12' 8") Generously proportioned main apartment boasting neutral contemporary decor with a tiled feature wall, wall mounted gas fire, ceiling coving, plentiful space for free standing furniture, fitted carpet and a large double glazed window to the front.

Kitchen/Dining Room

3.83m x 3.52m (12' 7" x 11' 7") Fully fitted dining sized kitchen complete with a selection of wall and base units offering ample storage with complementary work surface, plumbing and space for a range style cooker with extractor hood, stainless steel sink and drainer, plumbing and space for fridge freezer, washing machine and tumble drier, neutral decor, tiled splashback, plentiful space for dining table and chairs, tiled flooring, a double glazed window to the rear and a door leading to the rear garden.

Shower Room

2.12m x 2.03m (6' 11" x 6' 8") Conveniently located on the lower level the family shower room comprises of a wash hand basin, wc, double walk in shower cubicle, chrome heated towel rail, wet wall finish, ceiling coving, vinyl flooring and a double glazed opaque window to the side.

Bedroom One

4.18m x 3.16m (13' 9" x 10' 4") The master bedroom is a generous double with soft pastel decor, fitted wardrobes, fitted carpet and a double glazed window to the front.

Bedroom Two

3.86m x 3.82m (12' 8" x 12' 6") A generous double bedroom with soft neutral decor, fitted wardrobes with a selection of storage, fitted carpet and two double glazed windows to the rear.

Bedroom Three

Bedroom three is a good sized double with stylish contemporary decor, fitted carpet and a double glazed window to the side.

Externally

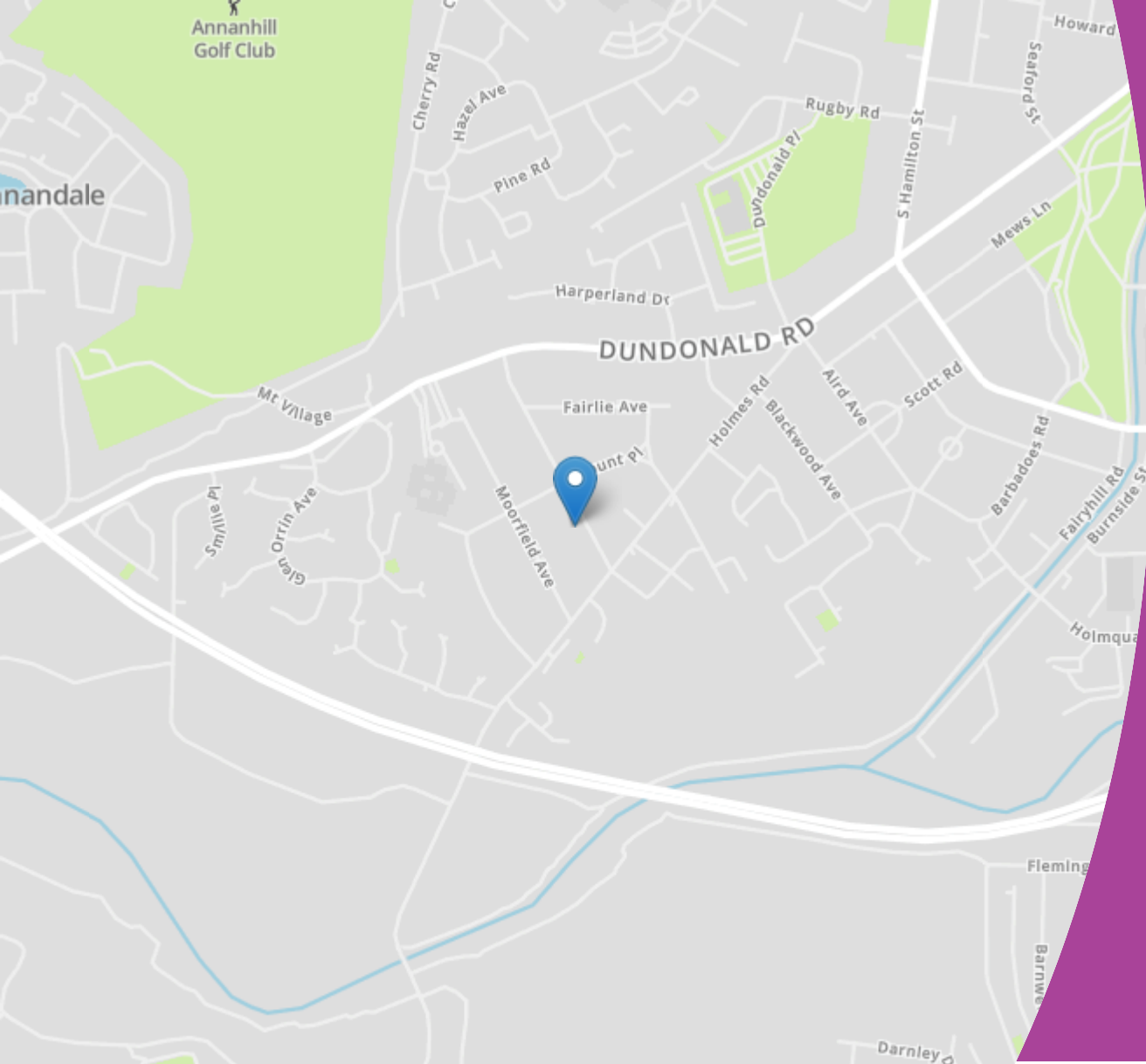
This property is situated on an extensive plot boasting private full enclosed gardens to the front and rear. The front of the property has been full paved allowing for ample off street parking and leading to the detached garage whilst the rear garden has been designed with ease of maintenance in mind with a large well manicured lawn and drying area, perfect for entertaining.

Council Tax Band

Band D

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