



6 Lawers Crescent  
Kilmarnock, KA1 3RH  
P.O.A.

**GREIG**  
*Residential*



# Lawers Crescent

Kilmarnock, KA1 3RH

Proudly presenting to the market this three bedroom terraced villa ideally positioned in the ever popular Bellfield area of Kilmarnock with ease of access local amenities, transports links and schooling. Benefiting from contemporary bathroom, kitchen and living area with partial re decoration required in bedrooms, further complimented by generous low maintenance private gardens and plentiful off street parking, this would be the ideal first time buy or family home.





#### Hallway

3.12m x 1.74m (10' 3" x 5' 9") Access via outer UPVC double glazed door into spacious hallway offering crisp white décor, laminate flooring, door access to lounge and kitchen and carpeted staircase to upper level.

#### Lounge

5.68m x 3.59m (18' 8" x 11' 9") Generous proportioned main apartment offering crisp white décor, fitted carpet, ceiling coving and dual aspect double glazed windows to the front and rear.

#### Kitchen

3.94m x 3.09m (12' 11" x 10' 2") Contemporary fitted kitchen offering cream gloss handle less wall and base units with sparkle work surfaces and wet wall splashback, integrated oven with four burner gas hob, integrated fridge freezer and microwave, plumbing/space for washing machine, stainless steel sink and drainer, laminate flooring, neutral décor, wet wall ceiling with spotlights, double glazed window to the rear and UPVC outer door giving access to rear gardens.

#### Bedroom One

3.82m x 3.05m (12' 6" x 10' 0") Generous double bedroom offering contemporary neutral décor, fitted carpet and double glazed window to the front.

#### Bedroom Two

4.84m x 2.60m (15' 11" x 8' 6") Generous double bedroom with fitted carpet, storage cupboard and double glazed window to the rear. Re-decoration required.

#### Bedroom Three

2.96m x 2.08m (9' 9" x 6' 10") Spacious bedroom offering contemporary fitted bedroom furniture including bed and beside cabinet, wardrobes and dressing table with double glazed window to the front. Cosmetic decoration required.

#### Shower Room

1.86m x 1.66m (6' 1" x 5' 5") Contemporary shower room comprising of WC, wash hand basin and high gloss vanity combination unit, vanity mirror, stylish mains operated shower cubicle, heated towel rail, wet wall finish to walls and double glazed opaque window the rear.

#### External

Spacious low maintenance enclosed private gardens to the rear laid to patio with storage facilities.

Offering plentiful off street parking to the front on driveway, complimented by low maintenance chipped garden.

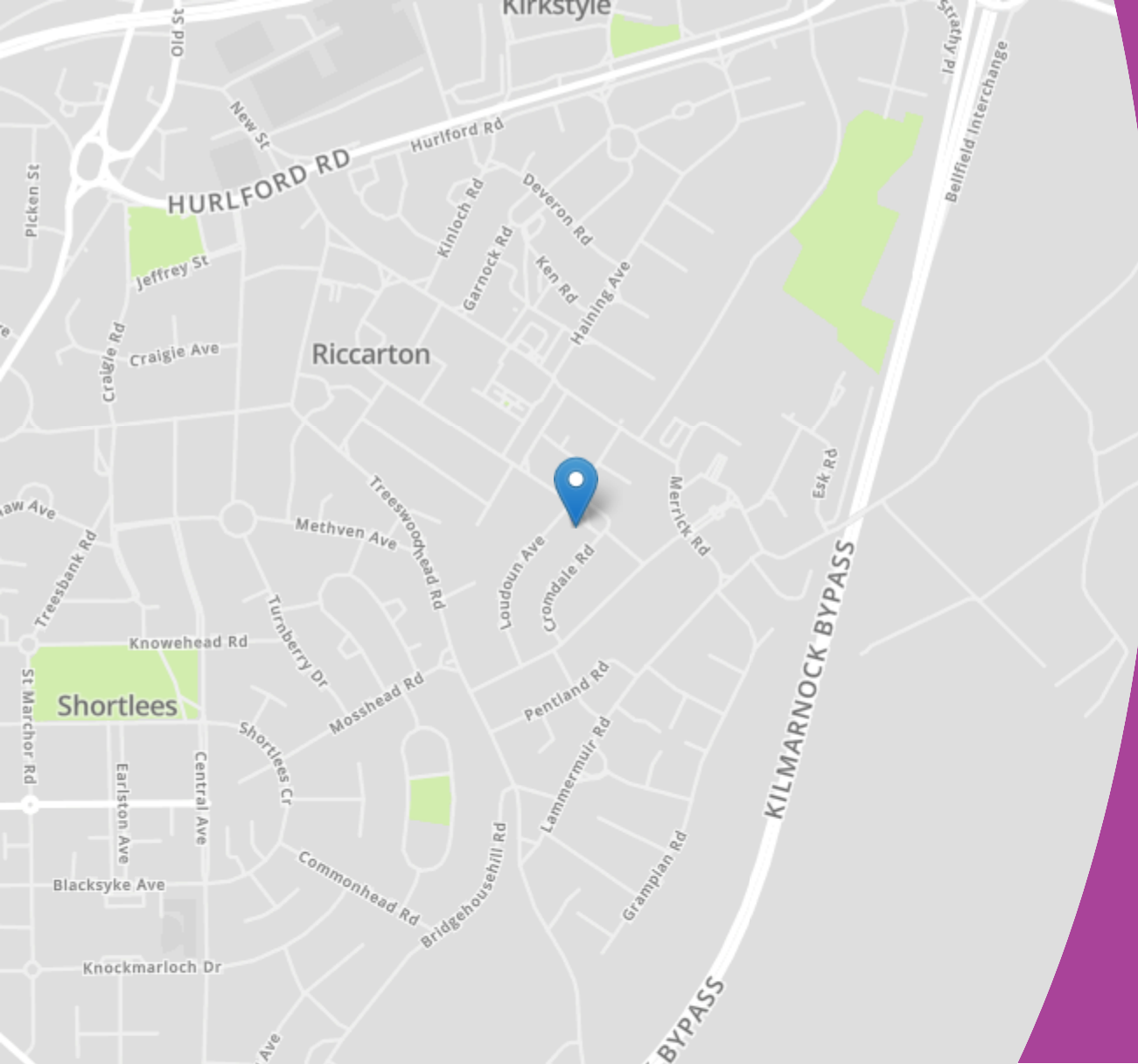
#### Council Tax Band

Band A

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