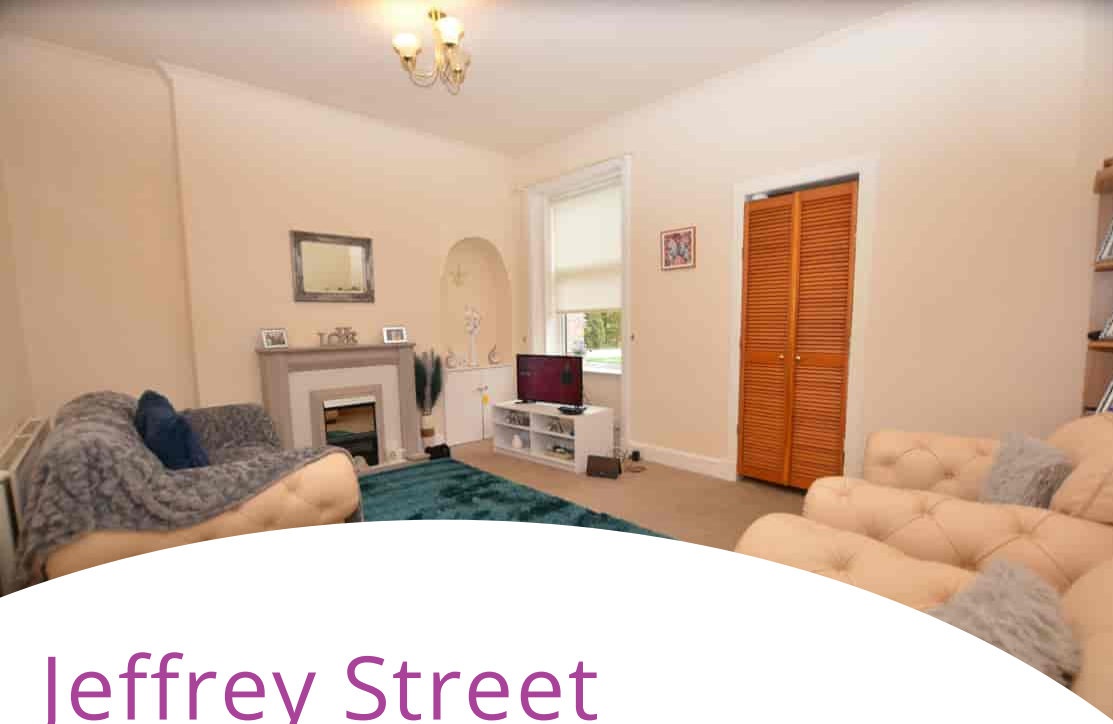




Flat 3, 6 Jeffrey Street  
Kilmarnock, KA1 4EB  
Offers Over £35,000

**GREIG**  
*Residential*



# Jeffrey Street

Kilmarnock, KA1 4EB

\* Investment purposes only, sold with sitting tenant\* Greig Residential are delighted to present to the market this traditional one bedroom upper flat situated within the ever popular Riccarton area of Kilmarnock. Boasting spacious accommodation comprising of a generous lounge, kitchen, impressive double bedroom and shower room, all complete with neutral decor throughout and complimented by well maintained communal gardens. Situated on the periphery of Riccarton park offering open outlooks and ease of access to all local amenities and transport links, this is sure to impress.







### Hallway

2.36m x 1.21m (7' 9" x 4' 0") Access is given via an outer wooden door to a welcoming entrance hallway offering neutral decor and a fitted carpet. the hallway provides access to the lounge, bedroom and shower room.

### Lounge

4.66m x 3.82m (15' 3" x 12' 6") A generously proportioned main apartment boasting neutral decor, electric fireplace within a decorative surround, ceiling coving, fitted carpet, a double glazed window to the rear and door access to the kitchen.

### Kitchen

2.22m x 1.98m (7' 3" x 6' 6") Fully fitted kitchen complete with ample wall and base storage units with complimentary work surface, integrated oven, gas hob and extractor hood, plumbing and space for under counter fridge, washing machine, stainless steel sink and drainer, neutral decor, tiled splashback and a double glazed window to the rear.

### Bedroom

4.13m x 4.41m (13' 7" x 14' 6") Impressive double bedroom with neutral decor, shelved alcove, ceiling coving and central rose, fitted carpet and two double glazed windows to the front.

### Shower Room

2.50m x 1.19m (8' 2" x 3' 11") Completing the accommodation is the shower room comprising of a wash hand basin, wc, shower cubicle with electric shower, contemporary neutral tiling to walls and vinyl flooring.

### Externally

This property boasts large well maintained communal gardens to the rear, complete with a large lawn area and drying area.

### Additional Information

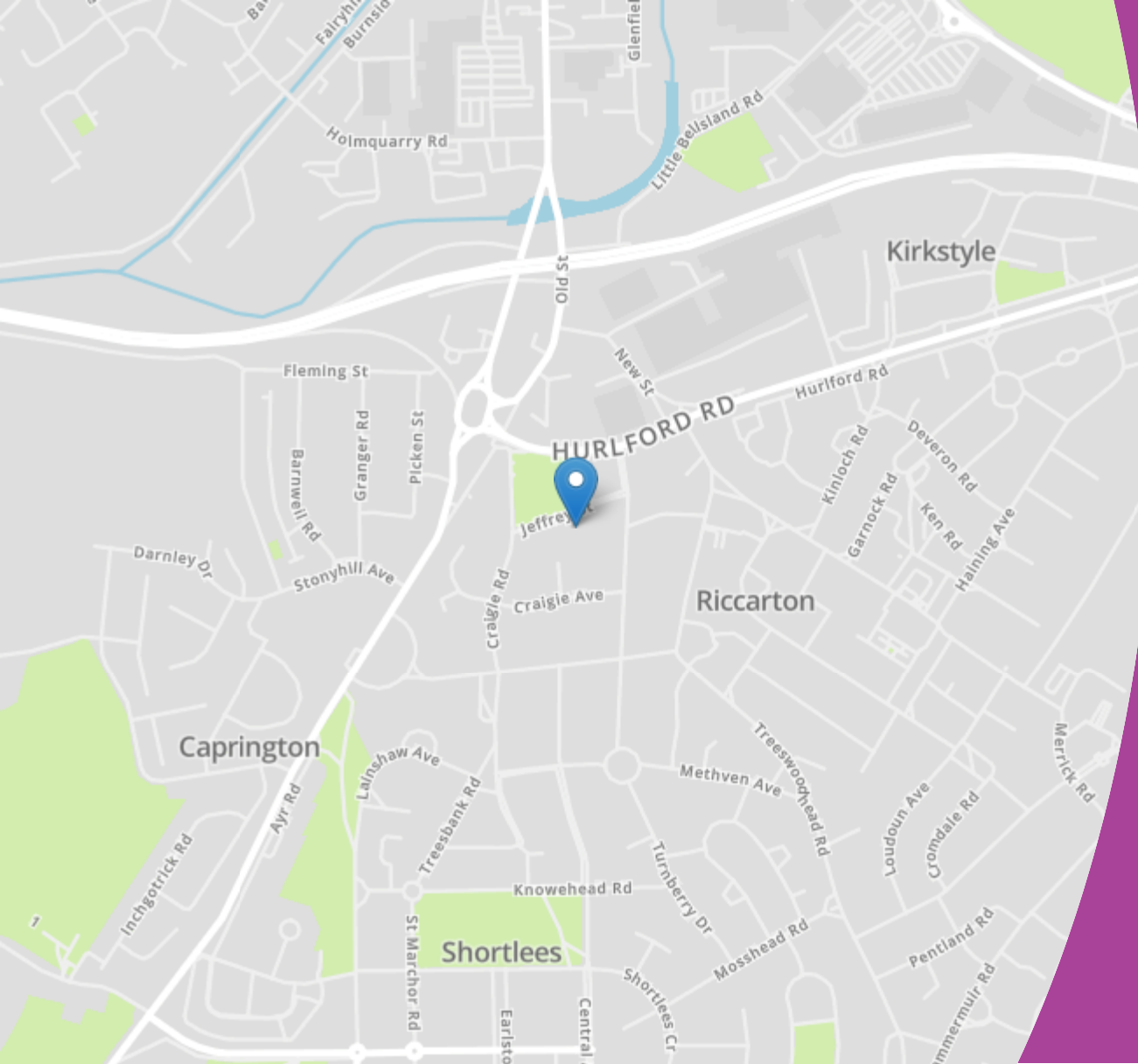
Long term sitting tenant. Tenant has rented from the same landlord for 20years and has been living in the current property for 4 years.

### Council Tax Band

Band A

### 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.



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