



19 Mayfield Avenue

Hurlford
Kilmarnock, KA1 5EA

Offers Over £95,000

GREIG
Residential



Mayfield Avenue

Hurlford, Kilmarnock, KA1 5EA

Proudly presenting to the market this superb three bedroom semi detached villa located within the ever popular town Hurlford close to local amenities, schooling and transport links. Having been converted by the current over, this impressive family home boasts spacious accommodation over three levels complete with coteremporary neutral decor and modern fixtures and fitted throughout. Further benefitting from private low maintenance front and rear gardens and ample off street parking, this ticks every box and is sure to impress all who view.





Hallway

1.04m x 5.10m (3' 5" x 16' 9") Access is given via an outer UPVC door to a welcoming entrance hallway offering neutral decor, practical storage cupboard and fitted carpet. Access is given to the lounge and a carpeted staircase leads to the upper level.

Lounge

3.97m x 4.27m (13' 0" x 14' 0") Generously proportioned main apartment boasting neutral decor, fitted carpet, double glazed window to the front and door access to the kitchen.

Kitchen

2.89m x 2.55m (9' 6" x 8' 4") Fully fitted kitchen complete with ample wall and base storage units, complimentary work surface, integrated double oven, induction hob, plumbing and space for fridge freezer, dish washer, washing machine and dryer, stainless steel sink and drainer, neutral decor, tiled splashback, vinyl tiled flooring, a double glazed window to the rear and a door leading to the rear garden.

Bedroom One

3.54m x 3.69m (11' 7" x 12' 1") A generous double bedroom with neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the front.

Bedroom Two

2.89m x 3.13m (9' 6" x 10' 3") A spacious double bedroom offering neutral decor, fitted carpet and a double glazed window to the rear.

Bedroom Three

4.00m x 3.01m (13' 1" x 9' 11") Located with the impressive loft conversion, a generous double bedroom boasting neutral decor, triple fitted wardrobes providing ample storage, fitted carpet and two double glazed velux windows to the rear.

Bathroom

Completing the accommodation is the family bathroom comprising of a wash hand basin and wc combination unit, bath with overhead mains shower, wet wall finish, chrome heated towel rail, ceiling spotlights, tiled flooring and a double glazed opaque window to the front.

Externally

This property is set on a generous plot with private gardens to the front, side and rear. The front of the property has been laid to tarmac allowing for ample off street parking, an area laid to chips and gated access to the rear. The rear garden has been designed with ease of maintenance in mind with an elevated area laid to chips and a paved patio perfect for al fresco dining and entertaining.

Council Tax Band

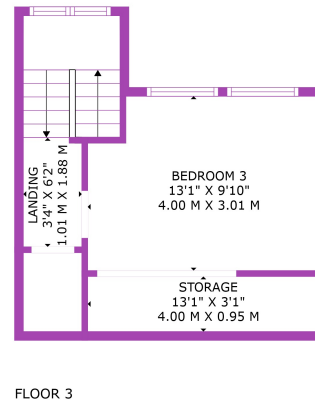
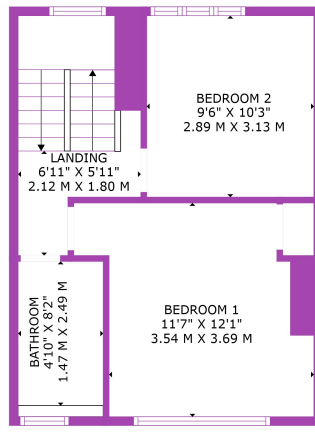
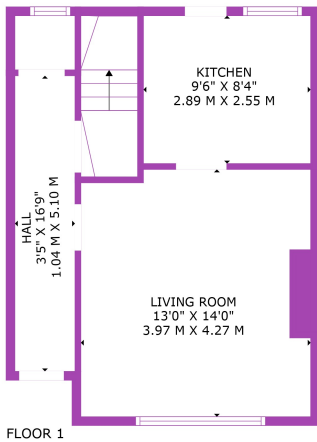
Band A

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TOTAL: 826 sq. ft, 76 m²
 FLOOR 1: 282 sq. ft, 26 m², FLOOR 2: 381 sq. ft, 35 m², FLOOR 3: 163 sq. ft, 15 m²
 EXCLUDED AREAS: KITCHEN: 79 sq. ft, 7 m², UNDEFINED: 25 sq. ft, 2 m², STORAGE: 42 sq. ft, 4 m²,
 LOW CEILING: 29 sq. ft, 3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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