



6 East Gargieston Avenue
Kilmarnock, KA1 1TD
P.O.A.

GREIG
Residential



East Gargieston Avenue

Kilmarnock, KA1 1TD

Proudly presenting to the market this rarely available two bedroom semi detached villa located in the sought after Gargieston area of Kilmarnock close to local amenities, transport links and preferred schooling. Offering spacious neutrally decorated accommodation throughout complimented by low maintenance private gardens and plentiful off street parking, this property is the ideal first time buy or downsize.





Porch

1.35m x 1.03m (4' 5" x 3' 5") Accessed by outer white UPVC door offering neutral décor, fitted carpet, double glazed window to the front and door access to lounge.

Lounge

5.90m x 3.60m (19' 4" x 11' 10") Generous main apartment offering neutral décor, laminate flooring, storage cupboard, double glazed window to the front and side, door access to kitchen and carpeted staircase to upper level.

Kitchen/Dining

3.58m x 2.44m (11' 9" x 8' 0") Fitted kitchen offering white gloss wall and base units with contrasting black work surfaces, stainless steel sink and drainer, integrated over with four burner gas hob and extractor hood, plumbing/space for fridge/freezer and washing machine, integrated dish washer, tiled flooring, double glazed window to the rear with UPVC door giving access to rear gardens.

Bedroom One

3.64m x 3.20m (11' 11" x 10' 6") Generous double bedroom offering neutral décor, fitted carpet, fitted wardrobes and double glazed window to the front.

Bedroom Two

3.62m x 2.52m (11' 11" x 8' 3") Generous double bedroom offering neutral décor, fitted carpet, storage cupboard and double glazed window to the rear.

Bathroom

2.91m x 1.49m (9' 7" x 4' 11") Three piece white suite comprising of WCX, wash hand basin and mains operated shower over bath, tiling to walls and floor, chrome heated towel rail, ceiling spotlights with double glazed opaque window to the side.

External

Offering low maintenance private gardens to the rear laid with astro and patio enclosed by fencing. Complimented by plentiful off street parking to the front and side on driveway and garage.

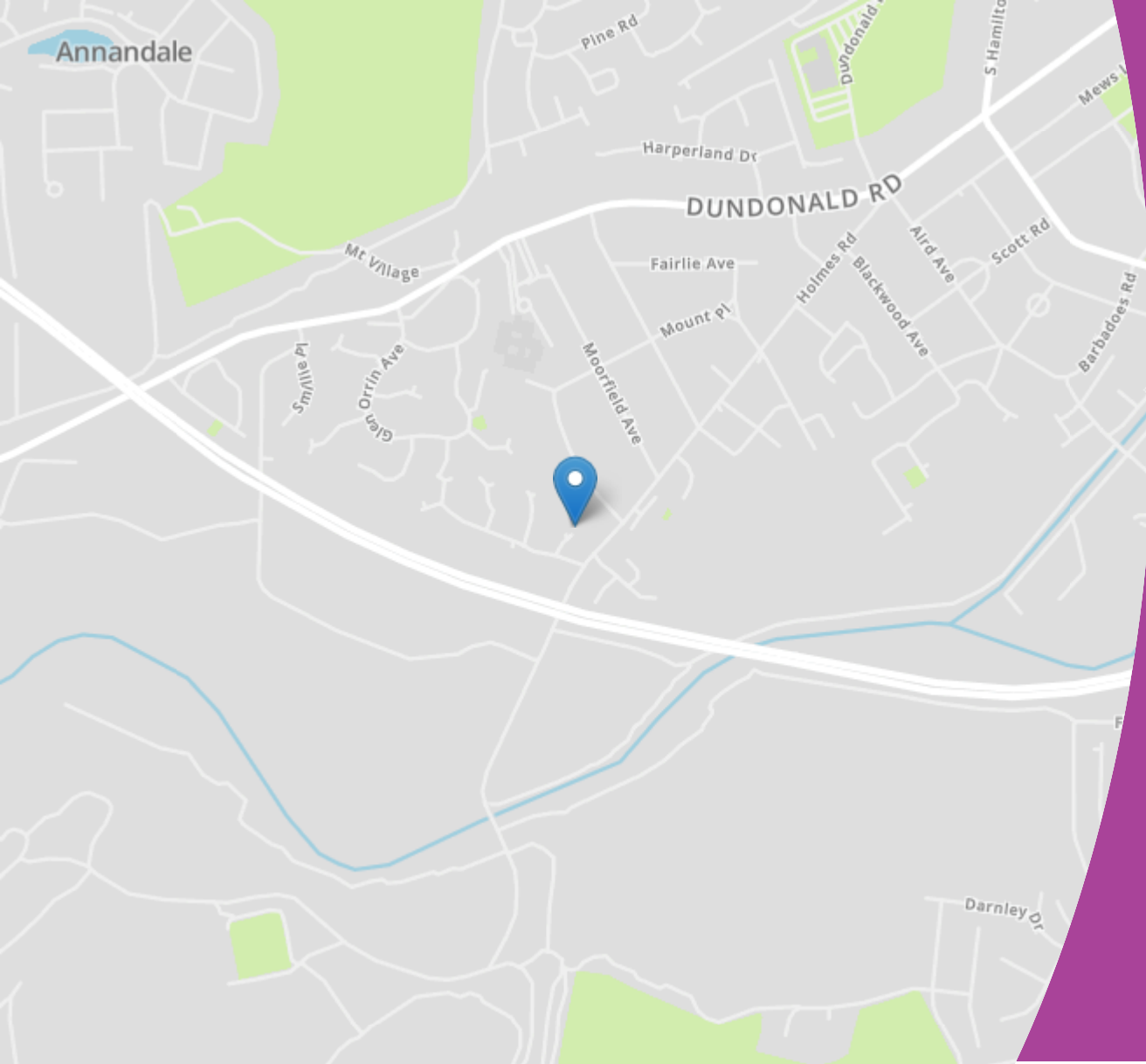
Council Tax Band

Band C

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.





GREIG
Residential

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