



32 Pentland Road
Kilmarnock, KA1 3RU
P.O.A.

GREIG
Residential



Pentland Road

Kilmarnock, KA1 3RU

Proudly introducing to the market this three bedroom terraced villa ideally located in the highly sought after Bellfield area on the periphery of Kilmarnock town centre. Offering spacious accommodation over two levels accompanied by generous enclosed private gardens. Further complemented by being within popular school catchment and ease of access to M77 transport links, this home offers a wealth of potential and is sure to appeal to a wide range of buyers.





Hallway

1.28m x 2.00m (4' 2" x 6' 7") Accessed via a UPVC double glazed outer door, soft decor, ceiling coving, fitted carpet, carpeted staircase to the upper level, storage cupboard and a double glazed window to the front.

Livingroom

3.38m x 5.75m (11' 1" x 18' 10") Generous main apartment featuring soft decor, ceiling coving, fitted carpet, decorative fireplace with marble hearth and wood surround, dual aspect double glazed windows to the front and rear.

Kitchen

2.67m x 3.65m (8' 9" x 12' 0") Fully fitted kitchen offering an array of wall and base units, contrasting work surface, integrated gas hob and oven, plumbing space for a washing machine and fridge freezer, stainless steel sink and drainer, vinyl flooring, double glazed window to the rear and opaque double glazed UPVC outer to the rear.

Bedroom one

4.35m x 2.86m (14' 3" x 9' 5") Double bedroom featuring soft decor, fitted carpet, storage cupboard housing the boiler and double glazed window to the front.

Bedroom two

4.35m x 2.79m (14' 3" x 9' 2") Double bedroom featuring soft decor, fitted carpet, storage cupboard and double glazed window to the rear.

Bedroom three

2.06m x 3.65m (6' 9" x 12' 0") Third bedroom featuring soft decor, fitted carpet and double glazed window to the rear.



Bathroom

1.72m x 1.73m (5' 8" x 5' 8") Three piece fitted bathroom featuring a WC, wash hand basin, shower cubicle with electric shower, vanity storage, fully tiled walls, vinyl flooring and double glazed window to the rear.

Externally

This property boasts spacious private gardens to the front and rear, the front garden has been designed with ease of maintenance in mind being fully enclosed and laid to chip. The fully enclosed rear garden offers low maintenance areas laid to chip, a small lawn and patio areas perfect for relaxing or al fresco dining.

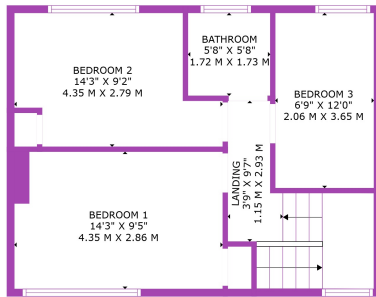
Council Tax Band

Band B

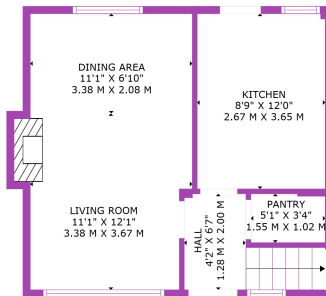
Disclaimer

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*



FLOOR 2



FLOOR 1

TOTAL: 847 sq. ft. 79 m²

FLOOR 1: 383 sq. ft. 36 m², FLOOR 2: 464 sq. ft. 43 m²

EXCLUDED AREAS: FIREPLACE: 6 sq. ft. 1 m², WALLS: 82 sq. ft. 7 m²

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



GREIG
Residential

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