



113 Irvine Road  
Kilmarnock, KA1 2JZ  
P.O.A.

**GREIG**  
*Residential*



## Irvine Road

Kilmarnock, KA1 2JZ

Boasting an excellent location providing open leafy outlooks over Annanhill Park, positioned on a local bus route and within ease of access to Kilmarnock town centre & M77 transport links, this immaculate two bedroom upper cottage flat offers generous accommodation all on the level boasting modern fixtures and fittings throughout, further benefiting from low maintenance private gardens and plentiful off street private parking, this is sure to appeal to a wide range of buyers from first time home owners to those looking to downsize.





#### Porch

1.33m x 1.05m (4' 4" x 3' 5") Accessed by double glazed opaque white UPVC door into porch offering white décor, laminate flooring and carpeted staircase to upper level.

#### Hallway

3.74m x 1.27m (12' 3" x 4' 2") Accessed by carpeted staircase from porch offering fresh white décor, fitted carpet, storage cupboard and door access to lounge, two bedrooms and bathroom.

#### Lounge

4.80m x 2.95m (15' 9" x 9' 8") Generous main apartment offering stunning contemporary décor, laminate flooring, double glazed window to the front and archway to kitchen.

#### Kitchen

3.26m x 2.90m (10' 8" x 9' 6") Fitted kitchen offering ample wall and base units, integrated oven with electric hob and stainless steel extractor hood, tiled splashback, stainless steel sink and drainer, integrated fridge freezer and washing machine, ceiling spotlights, vinyl flooring, double glazed window to rear and archway to lounge.

#### Bedroom One

4.28m x 3.65m (14' 1" x 12' 0") Generous double bedroom offering fresh white décor, fitted carpet and double glazed window to the front.

#### Bedroom Two

4.10m x 2.95m (13' 5" x 9' 8") Generous double bedroom offering soft neutral décor, fitted carpet, shelved alcove used as wardrobe/storage space and double glazed window to the rear.

#### Bathroom

1.93m x 1.83m (6' 4" x 6' 0") Three piece white suite comprising of WC, wash hand basin and electric shower over bath, ceiling spotlights, wet wall finish to walls, vinyl flooring and double glazed opaque window to the rear.

#### External

Generous low maintenance private gardens to the rear laid to chip and patio.

Offering plentiful off street parking to the front on private monobloc driveway.

#### Council Tax Band

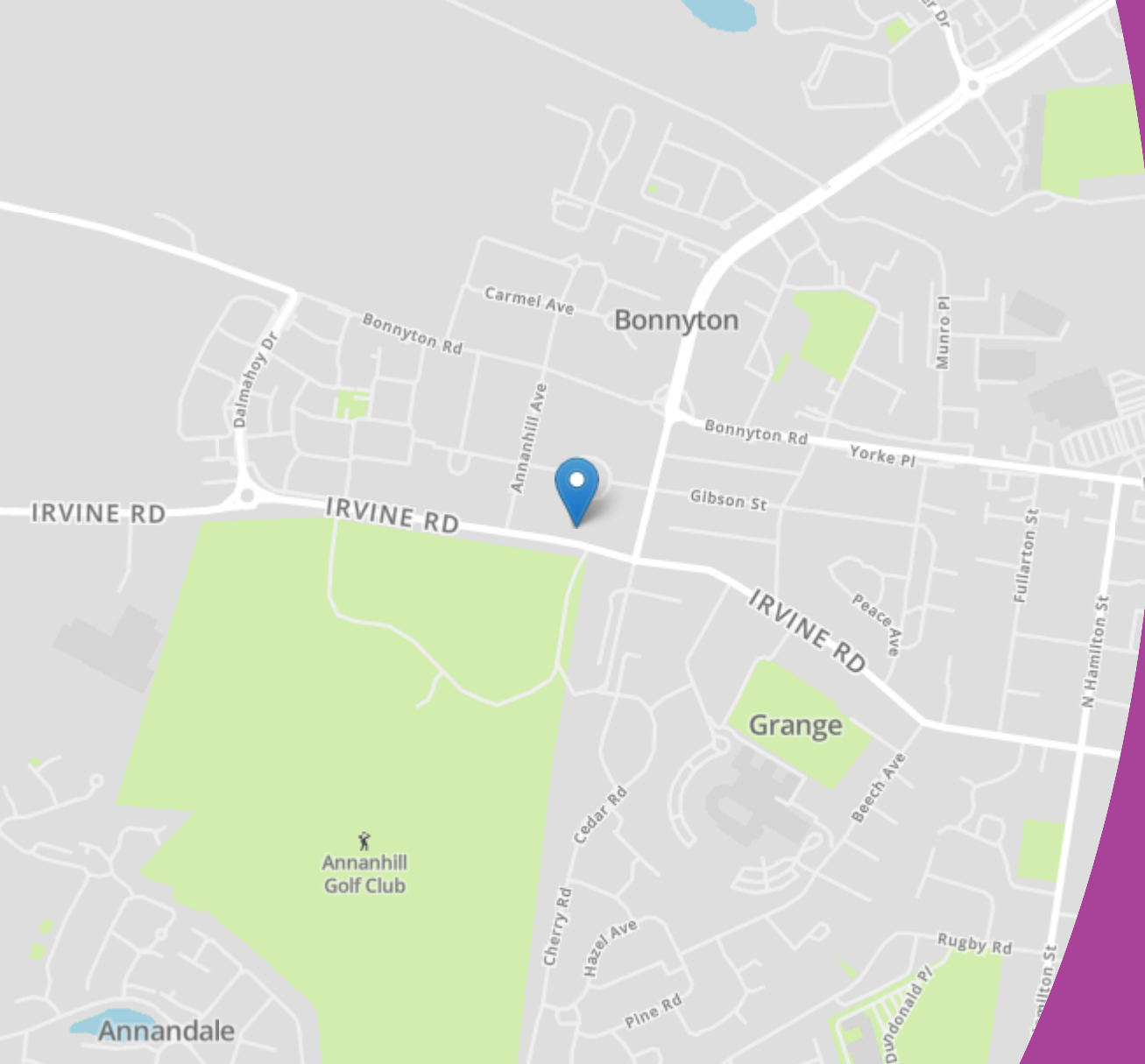
Band B

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