



13a Benrig Avenue

Kilmaurs
Kilmarnock, KA3 2QQ
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this superb two bedroom terraced villa located within the ever popular commuter village of Kilmaurs offering immediate access to local amenities, schooling and transport links including train station with direct links to Kilmarnock and Glasgow. Boasting spacious accommodation over two levels and complimented by private gardens and ample off street parking.

Offering a wealth of opportunity this is the ideal first time buy, downsize or investment and is sure to impress all who view.





Hallway

2.26m x 4.56m (7' 5" x 15' 0") Access is given via an outer UPVC door to a welcoming entrance hallway boasting neutral decor and a double glazed window to the front. Requires floor covering. The hallway gives access to the lounge, kitchen and a staircase leads to the upper level.

Lounge

6.39m x 3.40m (21' 0" x 11' 2") Generously proportioned main apartment requires redecoration and flooring covering, complete with plentiful space for free standing furniture, feature fireplace, ceiling coving, double glazed window to the front and double glazed sliding patio doors overlooking and providing access to the rear gardens.

Kitchen

3.05m x 2.41m (10' 0" x 7' 11") Fully fitted kitchen complete with modern oak effect wall and base storage units with complimentary stone effect work surface, integrated oven, ceramic hob, stainless steel sink and drainer, plumbing and space for fridge and washing machine, neutral decor, tiled walls, laminate flooring, full length double glazed opaque window and UPVC door to the rear.

Bedroom One

4.49m x 2.57m (14' 9" x 8' 5") The master bedroom is a generous double requiring decoration and floor covering complete with a practical storage cupboard and double glazed window to the front.



Bedroom Two

3.66m x 3.04m (12' 0" x 10' 0") Spacious double bedroom requiring redecoration and floor covering offering a selection of fitted wardrobes and a double glazed window to the rear.

Shower Room

1.72m x 2.22m (5' 8" x 7' 3") Completing the accommodation is the stylish shower room comprising of a wash hand basin and wc vanity unit, double walk in shower cubicle with electric shower, a selection of wet wall and tiled finishes to wall, vinyl flooring and a double glazed opaque window to the rear.

Externally

This property boasts spacious private gardens to the front and rear, the front garden has been fully laid to chip allowing for ample off street parking whilst the rear garden offers a spacious lawn, chipped drying area and a paved patio perfect for al fresco dining and entertaining..

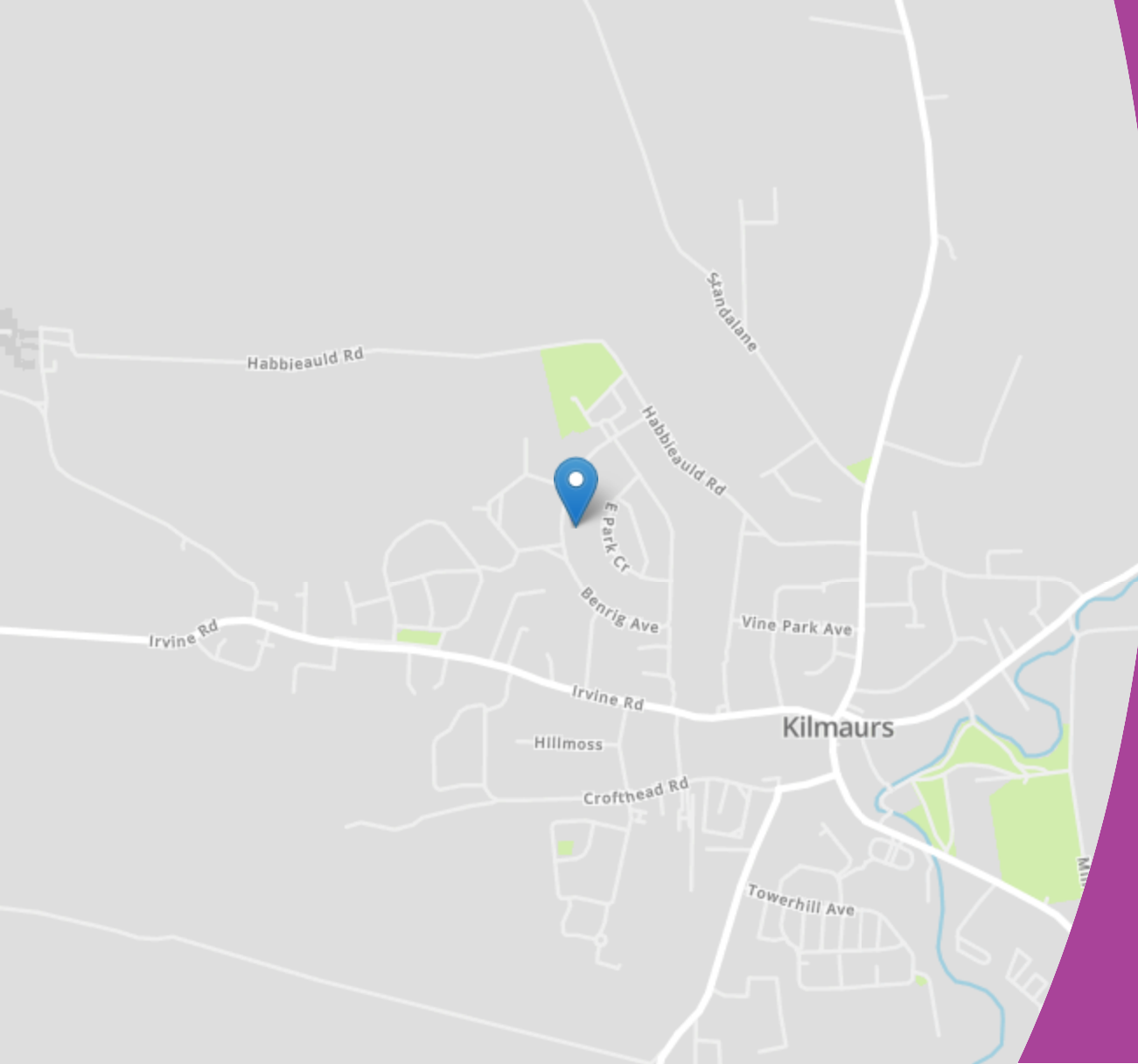
Council Tax Band

Band A

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