



8 Baird Place  
Kilmarnock, KA3 7RL  
P.O.A.

**GREIG**  
*Residential*





## Baird Place

Kilmarnock, KA3 7RL

Greig Residential are delighted to present to the market this charming three bedroom terraced villa located within a quaint cul de sac in the ever popular area of New Farm, with ease of access to local amenities, schooling and transport links to Ayr and Glasgow via the M77. Offering spacious accommodation over two levels boasting a wealth of potential, complimented by generous low maintenance private gardens, this is sure to appeal to a wide range of buyers from first time home owners to those looking to downsize.





### Hallway

5.10m x 1.90m (16' 9" x 6' 3") Accessed by outer white UPVC door into hallway offering neutral décor, laminate flooring, double door storage cupboard, door access to kitchen and lounge with carpeted staircase to upper level.

### Lounge/Dining

7.86m x 3.53m (25' 9" x 11' 7") Generous proportioned main apartment offering neutral décor, fitted carpet, featuring electric fire set within brick surround and double glazed windows to the front and rear.

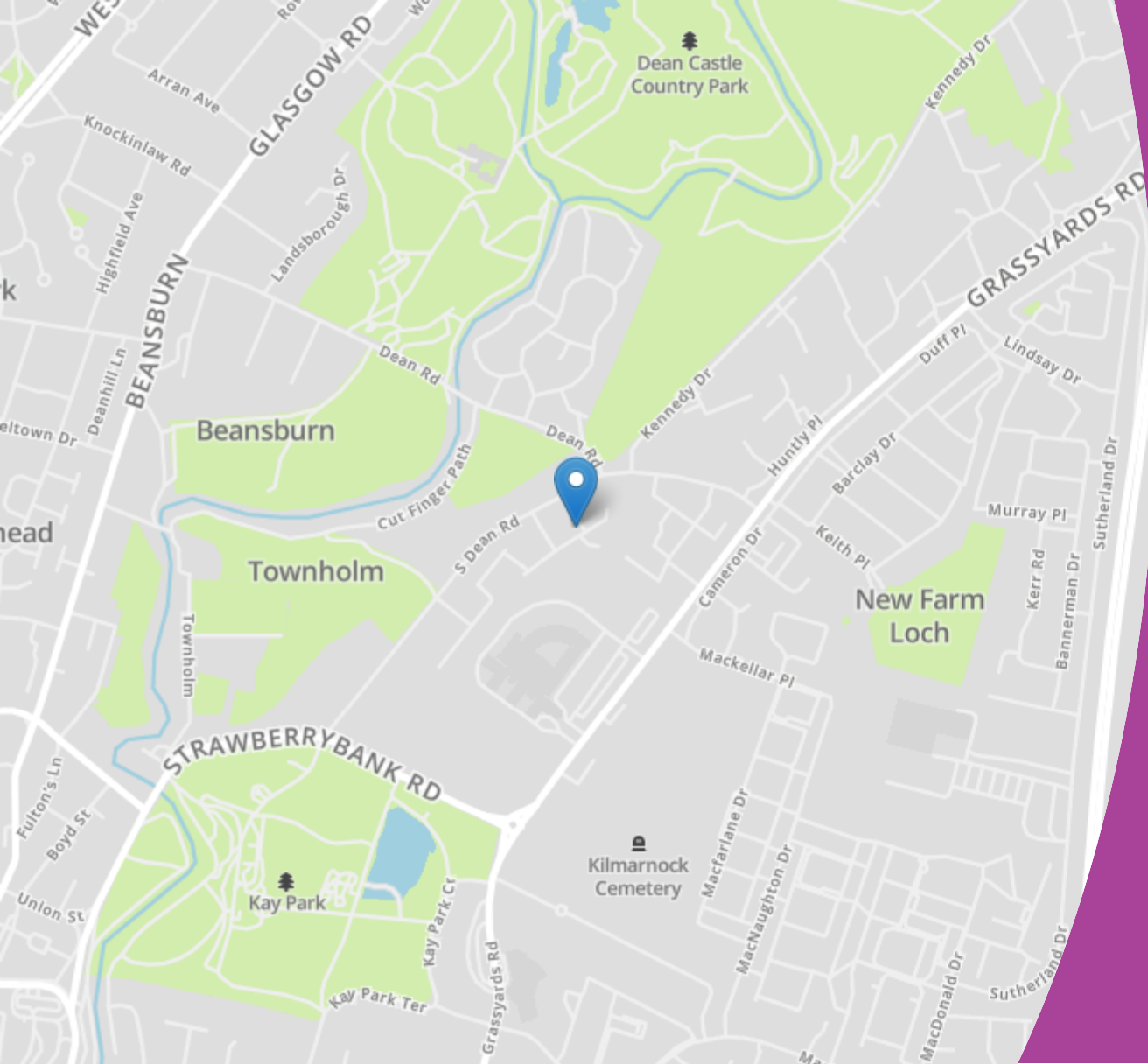
### Kitchen

3.05m x 3.00m (10' 0" x 9' 10") Fitted kitchen offering ample wall and base units, stainless steel sink and drainer, plumbing/space for fridge freezer, cooker and washing machine, double glazed window to the rear and double glazed UPVC opaque door giving access to rear gardens.

### Bedroom One

4.00m x 3.60m (13' 1" x 11' 10") Generous double bedroom offering soft neutral décor, fitted carpet, fitted wardrobes and double glazed window to the front.





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