



26 Victoria Terrace  
Kilmarnock, KA1 3JR  
P.O.A.

**GREIG**  
*Residential*



# Victoria Terrace

Kilmarnock, KA1 3JR

Proudly presenting to the market this modern two bedroom ground floor flat situated in Kilmarnock town centre with ease of access to local amenities and transport links. Having been lovingly maintained offering spacious all on the level accommodation with contemporary décor throughout, complimented by plentiful off street parking, this property is sure to impress all who view from those looking to downsize or first time buyers.





#### Hallway

1.80m x 1.50m (5' 11" x 4' 11") Access into entrance porch via outer composite double glazed door offering crisp white décor, oak style laminate flooring, double glazed window to the front and door access to lounge/kitchen.

#### Lounge

5.25m x 3.59m (17' 3" x 11' 9") Access from outer porch into spacious partial open plan lounge to kitchen offering contemporary décor, oak effect laminate flooring, ceiling coving and two double glazed window to the front.

#### Kitchen

4.40m x 2.35m (14' 5" x 7' 9") Partial open plan layout to lounge offering fitted kitchen with modern cream shaker style wall and base units with wood effect work surfaces, stainless steel sink and drainer, integrated oven with four burner gas hob and hood, tiled splashback, plumbing/space for washing machine and fridge freezer and oak effect laminate flooring.

#### Bedroom One

4.27m x 3.88m (14' 0" x 12' 9") Generous double bedroom offering contemporary neutral décor, fitted carpet, selection of fitted wardrobes, ceiling coving, door access to ensuite and double glazed door to Paris Balcony over looking the river.

#### En-Suite

2.40m x 1.28m (7' 10" x 4' 2") Three piece white suite comprising of WC, wash hand basin vanity unit with mains operated shower cubicle with tiling to shower and sink.

#### Bedroom Two

4.27m x 3.46m (14' 0" x 11' 4") Generous double bedroom offering neutral décor, fitted carpet and double glazed window to the rear.

#### Inner Hall

3.59m x 1.12m (11' 9" x 3' 8") Giving access to two bedroom and bathroom offering contemporary neutral décor, fitted carpet and storage cupboard.

#### Bathroom

2.40m x 1.80m (7' 10" x 5' 11") Stylish three piece white suite comprising of WC, wash hand basin vanity unit and bath, oak effect laminate flooring and half tiling to walls.

#### External

Plentiful off street parking to the front in residents car park.

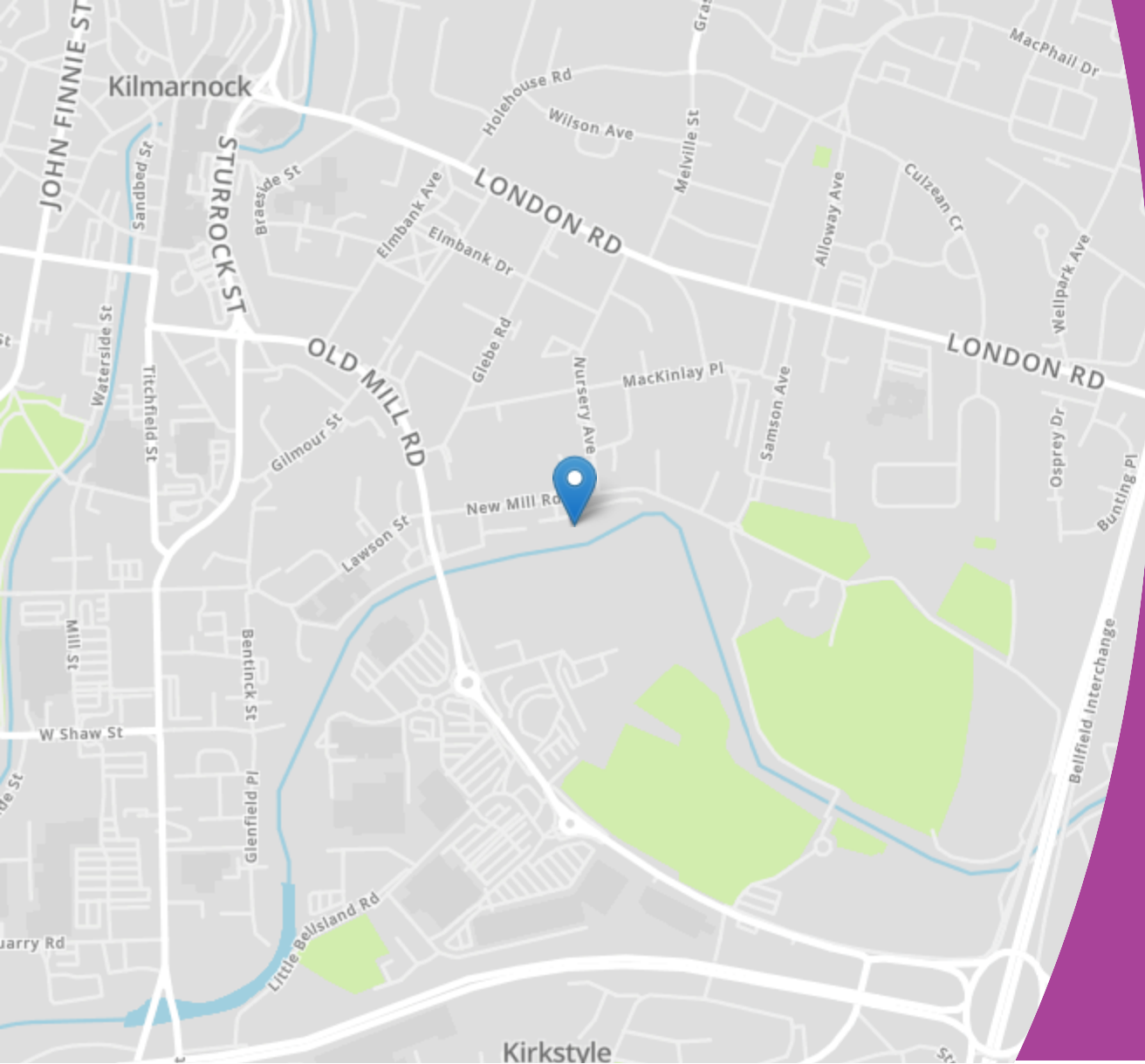
#### Council Tax Band

Band D

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