



19a Rugby Crescent  
Kilmarnock, KA1 2DE  
P.O.A.

**GREIG**  
*Residential*



# Rugby Crescent

Kilmarnock, KA1 2DE

Greig Residential are delighted to present to the market this modern two bedroom upper floor flat favourably located in a quiet Kilmarnock town centre location neighbouring the famous Rugby Park and within close proximity to transport links and amenities, complete with private main door entry, private parking space and communal gardens. Well presented and neutrally decorated throughout with generous apartments, this would suit a range of purchasers.





#### Hallway

0.93m x 0.85m (3' 1" x 2' 9") Providing door access to the lounge, the welcoming hallway has fresh white decor and practical storage cupboard.

#### Lounge

4.48m x 3.33m (14' 8" x 10' 11") The formal lounge is a generously proportioned main apartment comprising of fitted carpet, crisp white decor, and ceiling spotlights. Double glazed window to the front, door to kitchen, archway to the inner hallway and plentiful space for freestanding furniture.

#### Kitchen

4.50m x 1.78m (14' 9" x 5' 10") Modern fitted kitchen offering a range of wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, integrated oven, gas hob and hood. Plumbing/space for fridge/freezer and washing machine, vinyl flooring, neutral decor and front facing double glazed window.

#### Inner Hallway

2.02m x 0.91m (6' 8" x 3' 0") Archway access from lounge providing door access to the two bedrooms and bathroom, with soft white decor, ceiling spotlights, storage cupboard and fitted carpet.

#### Bedroom One

3.36m x 3.17m (11' 0" x 10' 5") The master bedroom is a generous double offering fresh decor, fitted carpet, sliding door fitted wardrobes with internal lighting providing storage space and double glazed window to the rear.



#### Bedroom Two

3.02m x 2.36m (9' 11" x 7' 9") The second bedroom is a generous double again with neutral decor, fitted carpet and rear facing double glazed window.

#### Bathroom

1.98m x 1.95m (6' 6" x 6' 5") Completing the accommodation is the three piece bathroom suite comprising of wash hand basin, wc and bath with overhead shower. Modern fully tiled walls, vinyl flooring, white gloss pvc paneling to ceiling and spotlights.

#### External

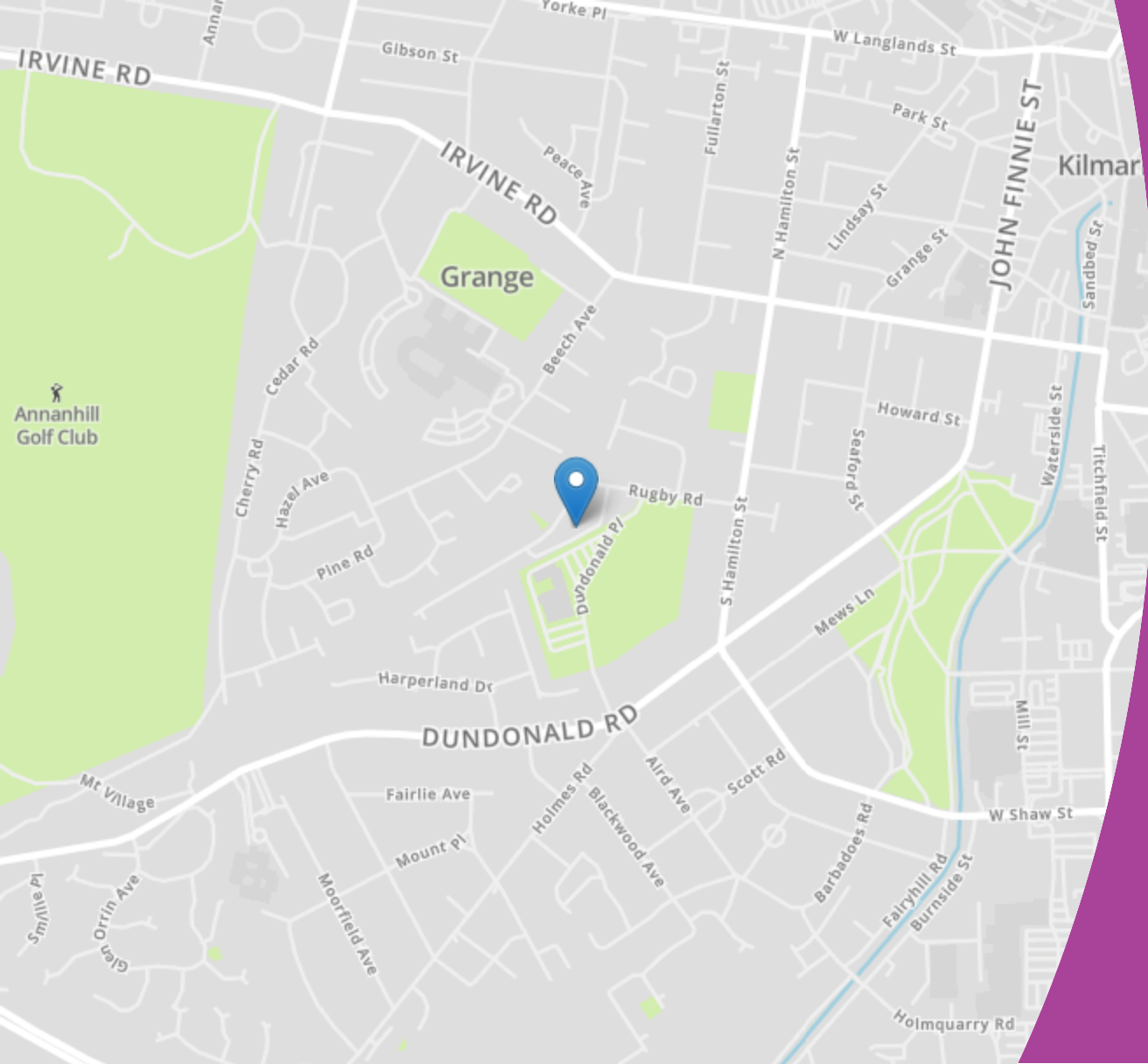
Low maintenance communal garden grounds to the rear mostly laid with chips and private parking space to the front as per the title deeds.

#### Council Tax

Band C

#### Disclaimer

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**GREIG**  
*Residential*

Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)