



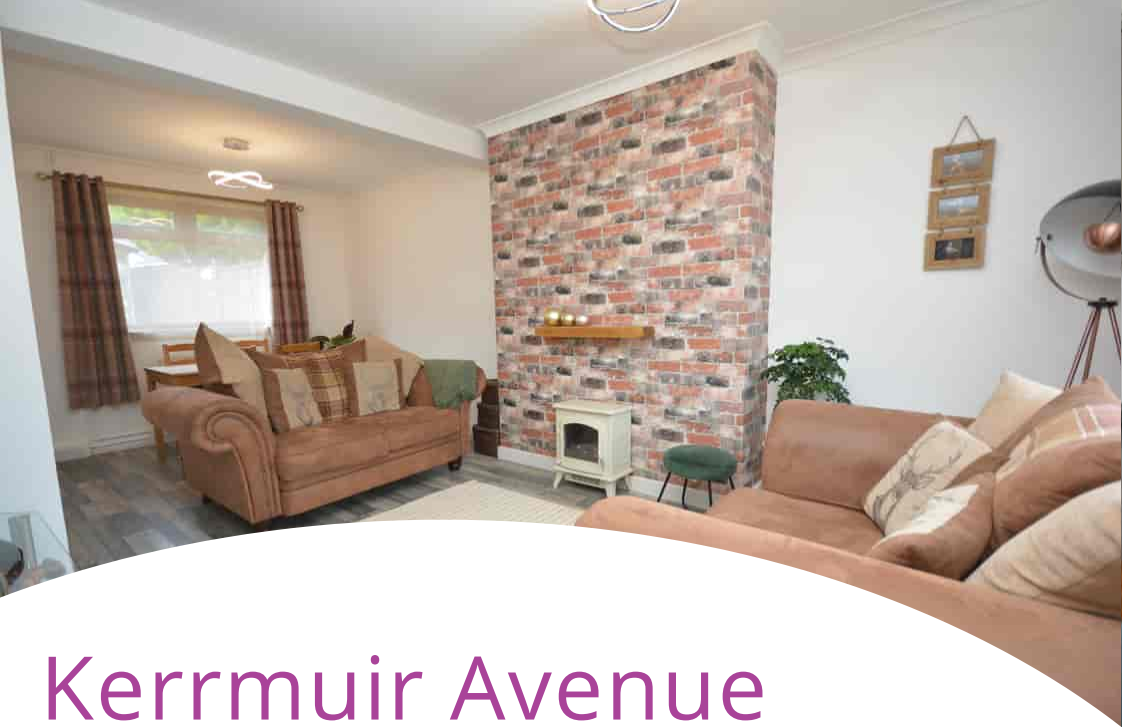
80 Kerrmuir Avenue

Hurlford

Kilmarnock, KA1 5EL

P.O.A.

GREIG
Residential



Kerrmuir Avenue

Hurlford, Kilmarnock, KA1 5EL

Greig Residential are delighted to present to the market this attractive two bedroom semi detached villa located within a popular residential area of Hurlford close to local amenities, schooling and transport links. Having been lovingly maintained by the current owners, this property offers spacious contemporary accommodation boasting stylish fixtures and fittings throughout, further benefitting from sizeable gardens to rear and driveway providing ample off street parking, this property will be sure to appeal to a wide range of buyers.





Hallway

Accessed by outer UPVC door offering fresh neutral décor, laminate flooring, door access to lounge and kitchen and carpeted staircase to upper lever with oak and glass finished bannister.

Lounge

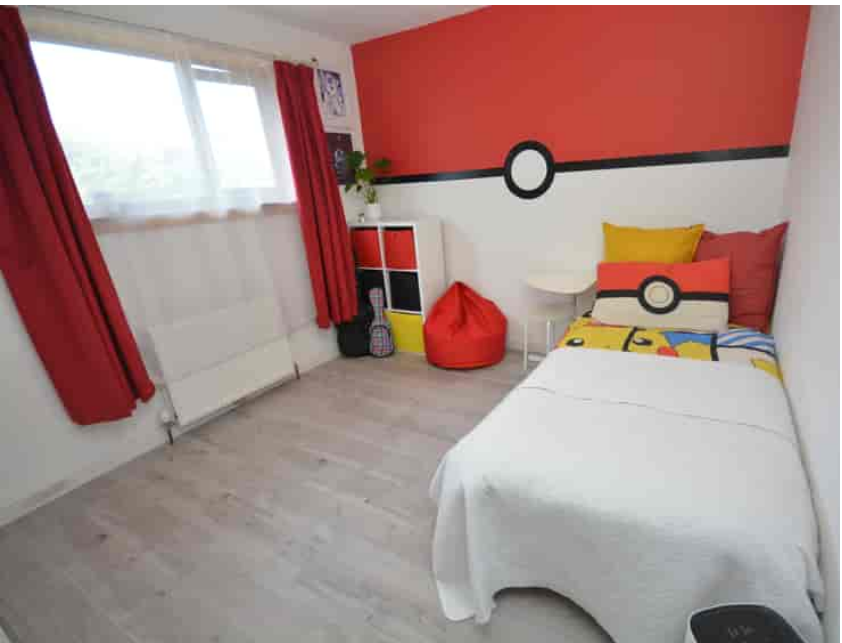
Generous main apartment offering contemporary décor, laminate flooring, ceiling coving and double glazed windows to the front and rear.

Kitchen

3.54m x 2.72m (11' 7" x 8' 11") Fully fitted kitchen with ash grey wood wall and base units with black work surfaces finished with stylish brass handles, offering composite sink and drainer with brass taps, integrated oven with four burner gas hob and extractor hood, integrated dish washer, plumbing space for fridge freezer, breakfast bar seating area, double glazed window to the rear and door access to side garden.

Bedroom One

3.60m x 3.11m (11' 10" x 10' 2") Generous double bedroom offering contemporary décor, fitted carpet, storage cupboard and double glazed window to the front.



Bedroom Two

3.55m x 3.03m (11' 8" x 9' 11") Generous double offering contemporary children's décor, laminate flooring and double glazed window to the rear.

Attic Room

4.93m x 2.98m (16' 2" x 9' 9") Impressive double offering fresh white décor, fitted carpet, ceiling spotlights and double glazed Velux window to the rear.

Bathroom

1.95m x 1.68m (6' 5" x 5' 6") Three piece white suite comprising of WC, wash hand basin with navy combination unit and mains operated shower over bath, chrome heated towel rail, stylish white tiling to walls, laminate flooring and double glazed opaque window to the rear.

Top Landing

4.42m x 1.92m (14' 6" x 6' 4") Offering contemporary grey decor, fitted carpet, door access to bathroom, two bedrooms and carpeted staircase to upper level with double glazed window to the side.



External

Sizeable private gardens to the rear offering decorative patio, raised astro section with stunning summer house and mature bedding area with a bark finish, perfect for al fresco dining and entertaining.

Offering plentiful off street parking to the front on driveway.

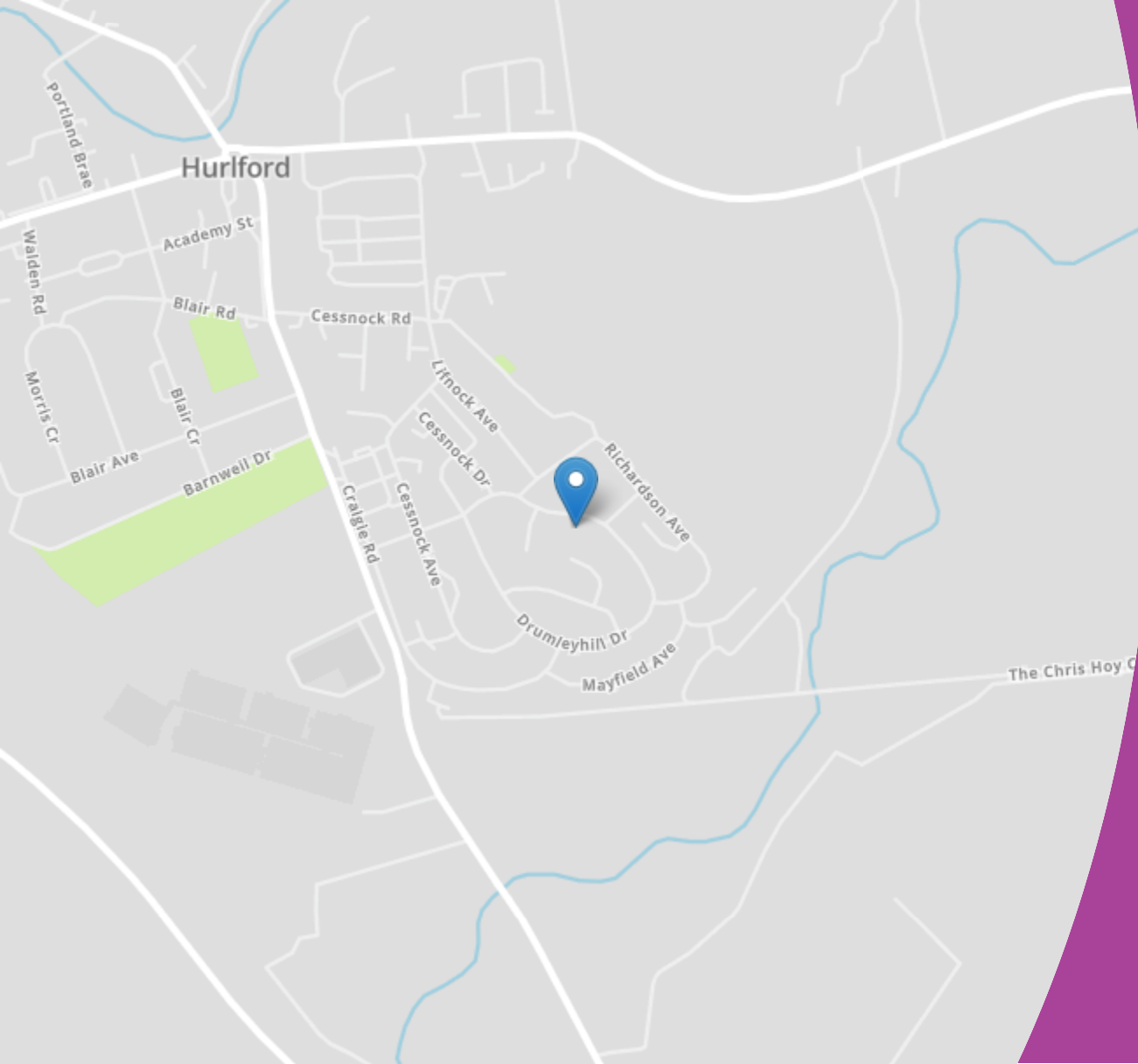
Council Tax Band

Band A

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