



42 Caprington Avenue
Kilmarnock, KA1 4SJ
P.O.A.

GREIG
Residential



Caprington Avenue

Kilmarnock, KA1 4SJ

Proudly presenting to the market this spacious three bedroom semi detached home, ideally situated in a popular residential area of Kilmarnock. Conveniently located close to local schools, public transport links, and a range of amenities, this property offers excellent accessibility for families and commuters alike. Occupying a substantial corner plot, the home benefits from ample off street parking, a generous and flexible floorplan, and low maintenance front and rear gardens. Offering a fantastic opportunity for buyers to put their own stamp on it, this property is expected to appeal to a wide range of purchasers. Early viewing is highly recommended.





Hall

1.19m x 3.56m (3' 11" x 11' 8") Accessed via the white outer UPVC door, the hall features soft decor, fitted carpet, under stair storage cupboard, staircase to the upper landing, storage cupboard and double glazed window to the side.

Livingroom

3.72m x 4.77m (12' 2" x 15' 8") Generous main apartment featuring soft decor, fitted carpet, feature fireplace, door access to the kitchen and double glazed window to the front.

Kitchen

2.88m x 2.64m (9' 5" x 8' 8") Fully fitted kitchen offering an array of wall and base storage units, complementary work surfaces, space for freestanding cooker, washing machine, fridge freezer, stainless steel sink and drainer, neutral decor, tiled splashback, vinyl flooring, double glazed window to the rear and UPVC external door to the rear garden.

Dining Room/Bedroom Three

3.04m x 2.64m (10' 0" x 8' 8") Flexible living space currently utilised as a dining room, featuring soft decor, fitted carpet, storage cupboard and double glazed window to the rear.

Bedroom One

3.78m x 3.56m (12' 5" x 11' 8") Double bedroom offering neutral decor, fitted carpet, large storage cupboard and double glazed window to the front.

Bedroom Two

3.10m x 2.64m (10' 2" x 8' 8") Double bedroom featuring neutral decor, fitted carpet, triple fitted wardrobes and double glazed window to the rear.

Bathroom

2.14m x 1.72m (7' 0" x 5' 8") Modern three piece shower room comprising WC, wash hand basin with vanity storage, electric shower cubicle, chrome heated towel rail, LED mirror, modern tiled finish to the walls with contrasting tiles in the shower cubicle, tiled flooring, ceiling spotlights and opaque double glazed window to the rear.

External

Boasting an enviable corner plot, the large front garden provides ease of maintenance mainly laid to chip, large driveway for ample off street parking. The enclosed rear garden offers security, is laid to chip and has a patio area laid to slab.

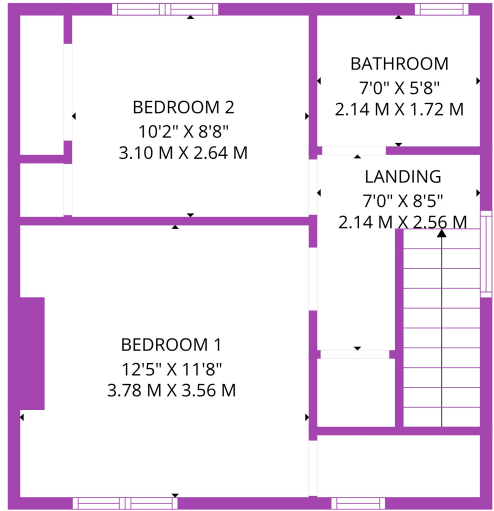
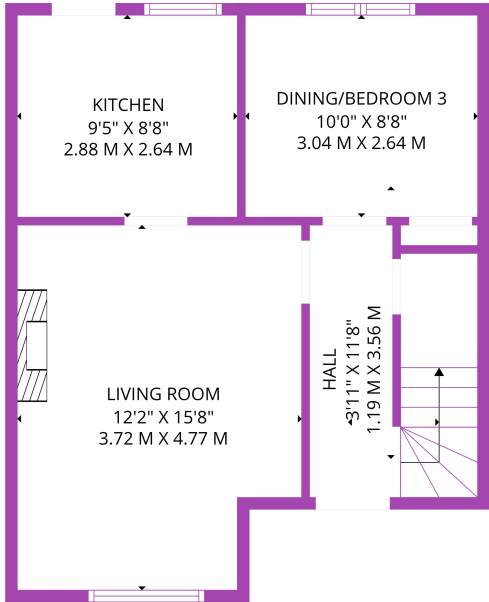
Council Tax Band

Band B

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1ST FLOOR

GROUND FLOOR



TOTAL: 854 sq. ft, 79 m2
Ground floor: 446 sq. ft, 41 m2, 1st floor: 408 sq. ft, 38 m2
EXCLUDED AREAS: WALLS: 69 sq. ft, 6 m2
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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