



18 Bellevue Road  
Kilmarnock, KA1 2ND  
P.O.A.

**GREIG**  
*Residential*



# Bellevue Road

Kilmarnock, KA1 2ND

Greig Residential are delighted to present to the market this superb two bedroom ground floor flat located in the ever popular Bonnyton area of Kilmarnock providing ease of access to local amenities, schooling and transport links . Boasting all on the level accommodation complimented by own private front and rear door access and extensive private landscaped gardens. Having been lovingly presented by the current owner offering contemporary decor and modern fixtures throughout, this is sure to appeal to a wide range of buyers.





### Hallway

5.93m x 1.33m (19' 5" x 4' 4") Access is given via an outer wooden door to a welcoming entrance hallway boasting fresh white decor, practical storage cupboard and fitted carpet. The hallway gives access to all apartments.

### Lounge

4.82m x 3.55m (15' 10" x 11' 8") Generously proportioned main apartment offering contemporary decor, feature fireplace within a decorative wood and stone surround, fitted carpet and two double glazed windows to the front.

### Kitchen

3.40m x 3.04m (11' 2" x 10' 0") Fully fitted stylish kitchen complete with modern cream gloss wall and base storage units with wood effect work surface, integrated oven, gas hob and hood, plumbing and space with washing machine and fridge freezer, stainless steel sink and drainer, neutral decor, tiled splash back, tiled flooring, a double glazed window to the rear and a door leading to the rear garden.

### Bedroom One

4.32m x 3.68m (14' 2" x 12' 1") Impressive double bedroom offering fresh white decor, fitted carpet and two double glazed windows to the front.

### Bedroom Two

3.98m x 2.89m (13' 1" x 9' 6") Bedroom two is a spacious double with neutral decor, fitted carpet and a double glazed window to the rear.

### Bathroom

1.90m x 1.80m (6' 3" x 5' 11") Completing the accommodation is the modern bathroom comprising of a wash hand basin combination unit, wc, bath with overhead electric shower, marble effect wet wall, ceiling spotlights, laminate flooring and a double glazed opaque window to the rear.

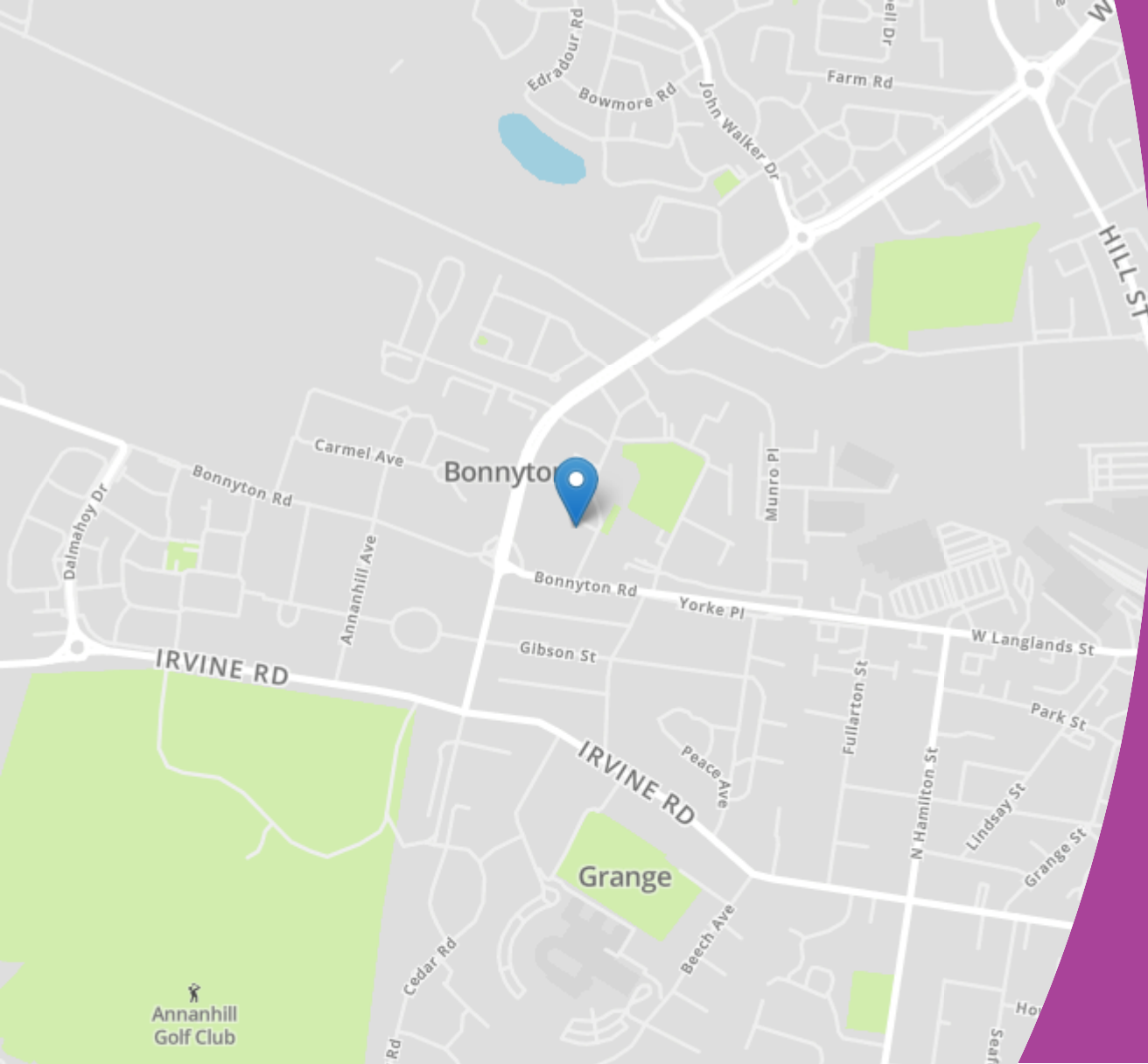
### Externally

This property boasts spacious front and rear private gardens, the front gardens has been fully laid to chip allowing for ease of maintenance whilst the spacious rear garden is split in two halves, the front drying area is complete with a well manicured lawn and the large garden to the rear offers a chipped area and a large lawn.

### Disclaimer

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