



36 Irvine Road

Crosshouse  
Kilmarnock, KA2 0HQ  
P.O.A.

**GREIG**  
*Residential*



## Irvine Road

Crosshouse, Kilmarnock, KA2 0HQ

Ideally positioned within the ever popular town of Crosshouse, this extended three bedroom upper flat is sure to impress. Boasting spacious accommodation over two levels, this superb flat has been thoughtfully extended by the current owner and is complete with stylish contemporary decor and modern fixtures and fittings throughout. Complimented by extensive private landscaped gardens with open countryside outlooks to the rear and located within ease off access to all local amenities, schooling and direct transport links to Kilmarnock and Irvine, this is the ideal first time buy, family home or investment. Early viewing is advised.





#### Entrance

1.06m x 0.98m (3' 6" x 3' 3") Access is given via an outer composite door to a welcoming private entrance hallway offering neutral decor and a carpeted staircase leading the upper level.

#### Hallway

3.15m x 2.06m (10' 4" x 6' 9") Spacious hallway boasting contemporary grey decor, practical storage cupboard and fitted carpet. The hallway gives access to the lounge, kitchen, two bedrooms, bathroom and a carpeted staircase leads to the upper level.

#### Lounge

4.50m x 3.90m (14' 9" x 12' 10") Generously proportioned main apartment boasting grey decor, fitted carpet and two double glazed windows to the front.

#### Kitchen

3.70m x 1.78m (12' 2" x 5' 10") Fully fitted kitchen complete with modern white shaker style wall and base storage units with complimentary work surface, plumbing and space for a cooker and washing machine, integrated fridge freezer, stainless steel sink and drainer, neutral decor, marble effect splashback, ceiling spotlights, vinyl flooring and a double glazed window to the front.

#### Bedroom One

5.09m x 4.80m (16' 8" x 15' 9") The master bedroom is a generous double offering neutral decor, practical eaves storage, fitted carpet, a double glazed velux window to the front and rear.

#### Bedroom Two

4.19m x 2.92m (13' 9" x 9' 7") A spacious double bedroom with contemporary decor, two storage cupboards, fitted carpet and a double glazed window to the rear offering open countryside outlooks.

#### Bedroom Three

3.92m x 2.70m (12' 10" x 8' 10") Bedroom three is a spacious double offering neutral decor, fitted carpet and a double glazed window to the rear providing open outlooks.

#### Bathroom

3.70m x 1.78m (12' 2" x 5' 10") Completing the accommodation is the family bathroom comprising of a wash hand basin and wc combination unit, bath with overhead mains shower, wet wall finish, matt black heated towel rail, tiled flooring and a double glazed opaque window to the side.

#### Externally

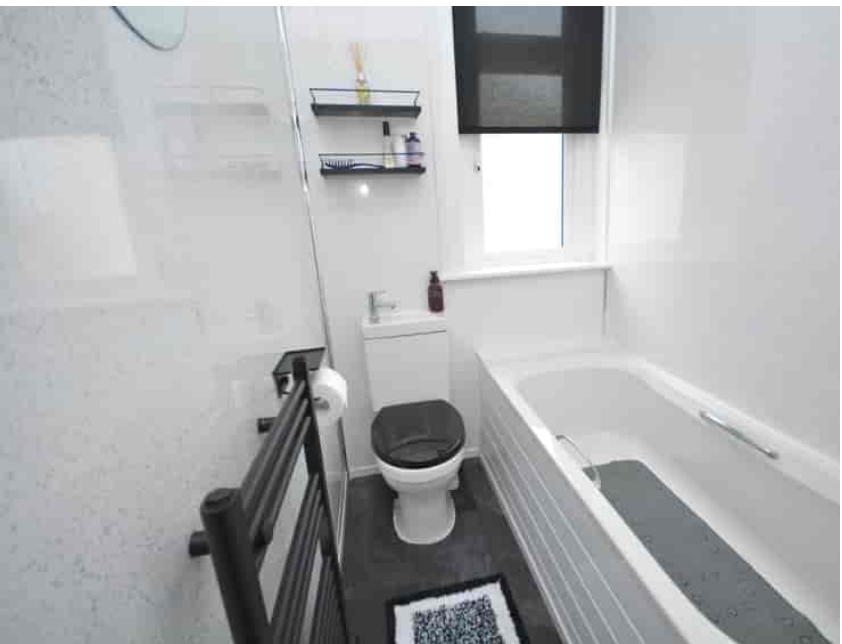
This property boasts extensive private gardens to the side and rear, the fully enclosed garden offers a large well manicured lawn and paved patio perfect for al fresco dining and entertaining.

#### Council Tax Band

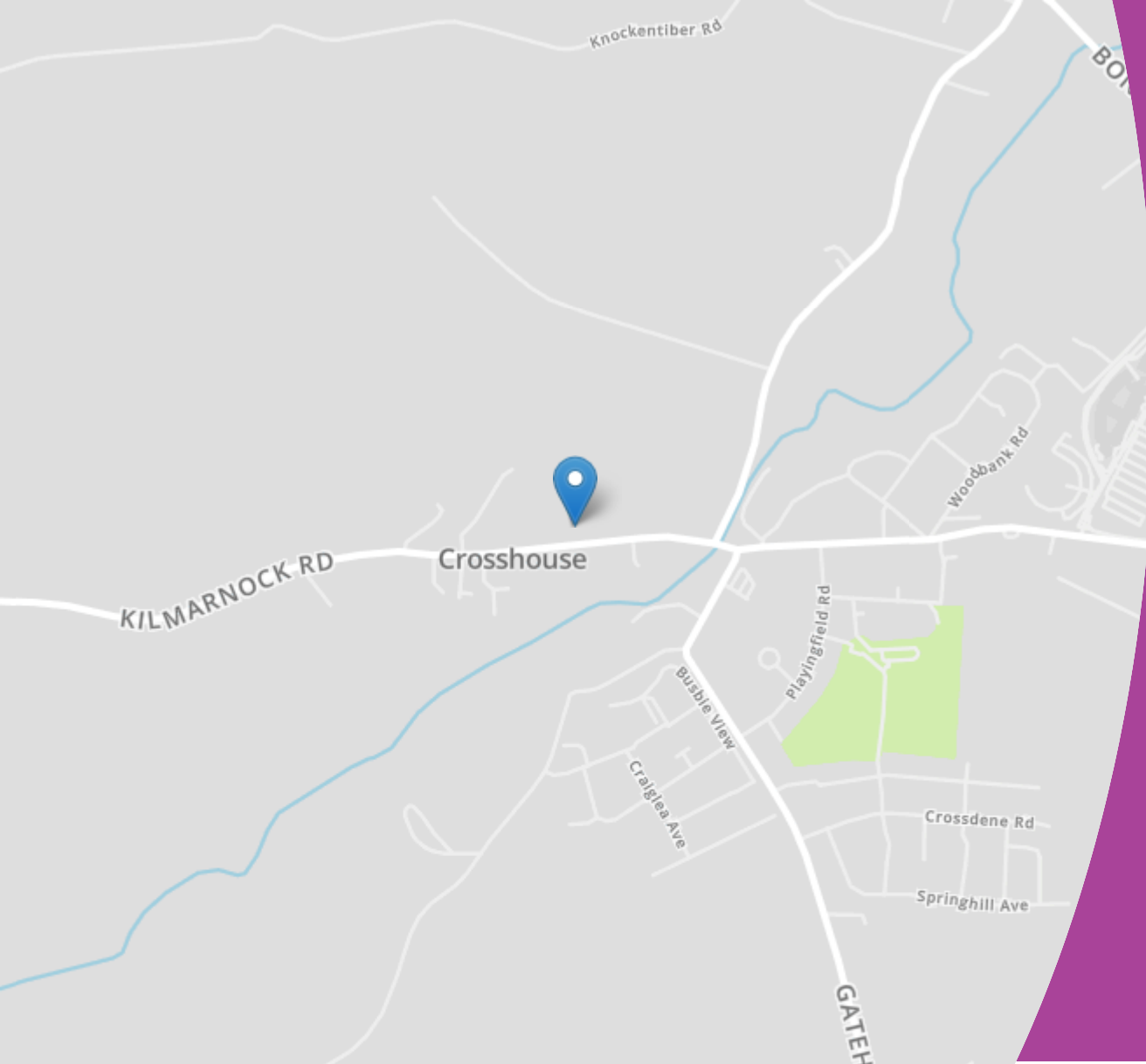
Band A

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