



82c Bonnyton Road  
Kilmarnock, KA1 2LY  
P.O.A.

**GREIG**  
*Residential*



# Bonnyton Road

Kilmarnock, KA1 2LY

Ideally positioned on the periphery of Kilmarnock town centre, this traditional two bedroom upper flat is sure to impress. Boasting spacious accommodation complete with neutral decor throughout and complimented by generous well maintained communal gardens. Located with ease of access all local amenities and direct transport links with the bus and train station only a short walk away, this is the ideal first time buy, downsize or investment.







### Hallway

3.67m x 2.18m (12' 0" x 7' 2") Access is given from a secure entry and solid timber outer door to a welcoming entrance hallway offering neutral decor, ceiling cornicing and laminate flooring. The hallway gives access to the lounge, two bedrooms and shower room.

### Lounge

5.03m x 3.96m (16' 6" x 13' 0") Generously proportioned main apartment boasting neutral decor, decorative fireplace, ceiling coving, shelved alcove, laminate flooring and a double glazed window to the rear.

### Kitchen

2.90m x 1.93m (9' 6" x 6' 4") Fully fitted modern kitchen complete with a monochrome style, ample wall and base storage units, complimentary work surface, plumbing and space for cooker, fridge freezer and washing machine stainless steel sink and drainer, neutral decor, tiled splashback, laminate flooring and a double glazed window to the rear.

### Bedroom One

4.20m x 2.80m (13' 9" x 9' 2") The master bedroom is a generous double offering crisp white decor, ceiling cornicing and central rose, fitted carpet and a double glazed window to the front.

### Bedroom Two

3.97m x 2.40m (13' 0" x 7' 10") Spacious double bedroom with neutral decor, ceiling cornicing, fitted carpet and a double glazed window to the front.

### Shower Room

2.64m x 1.17m (8' 8" x 3' 10") Completing the accommodation is the shower room comprising of a wash hand basin, wc and vanity unit, double shower cubicle with mains shower, heated towel rail, ceiling spotlights, contemporary tiling to walls and flooring.

### Externally

This property boasts generous communal rear gardens, full enclosed with a well manicured lawn.

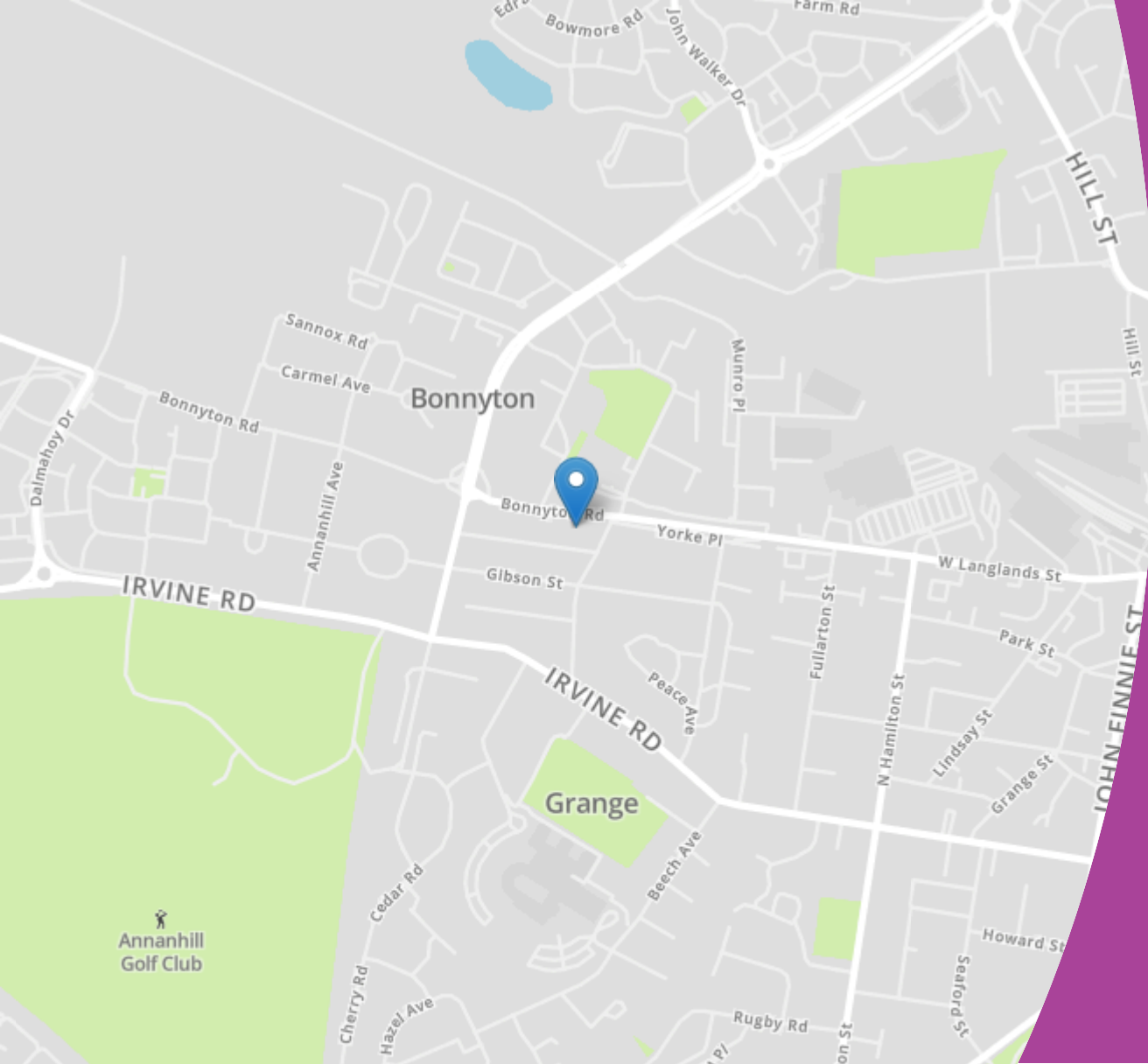
### Council Tax Band

A

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