



8 Laurel Place
Kilmarnock, KA1 2HB
P.O.A.

GREIG
Residential



Laurel Place

Kilmarnock, KA1 2HB

Proudly presenting this charming two bedroom semi detached bungalow, ideally located within a peaceful cul de sac on the highly regarded Grange Estate in Kilmarnock. Enjoying a lovely outlook over greenery to the front and a no through road setting, this attractive home offers a quiet and desirable living environment. The property provides spacious and flexible accommodation all on one level, enhanced by a bright sunroom, making it an ideal choice for downsizers, first time buyers, or families.

Externally, the home benefits from a generous, well maintained plot with a spacious driveway, detached garage, and neatly kept gardens. Rarely available in such a sought after location, the property is conveniently positioned close to the town centre, popular schooling, and excellent transport links. Early viewing is highly recommended.





Hallway

2.97m x 2.67m (9' 9" x 8' 9") The welcoming 'L' entrance hallway is complete with soft decor, fitted carpet and a practical storage cupboard. Door access to the lounge, bathroom and two double bedrooms.

Lounge/Diner

7.15m x 5.31m (23' 5" x 17' 5") The formal lounge is a generously proportioned main living apartment with an open plan layout to the dining area, offering neutral decor, fitted carpet, feature electric fireplace, storage cupboard housing the boiler and two double glazed windows to the front. Door access to the kitchen and sun room, plentiful space for both living and dining furniture.

Kitchen

3.16m x 2.47m (10' 4" x 8' 1") The spacious fitted kitchen offers a selection of base storage units with complimentary work surfaces, stainless steel sink and drainer, plumbing space for washing machine, cooker and fridge/freezer. Neutral decor, tiled splashback, vinyl flooring and two storage cupboards. Door access to both the lounge and sun room, double glazed window to the rear.

Sun Room

5.71m x 2.49m (18' 9" x 8' 2") Idyllic rear sun room with access from both the lounge and kitchen providing additional living space, with neutral decor and feature exposed brick wall, fitted carpet, double glazed windows and patio doors leading out into the gardens.

Bedroom One

4.20m x 3.19m (13' 9" x 10' 6") The master bedroom is a sizeable double with soft decor, fitted carpet and double glazed window to the front.

Bedroom Two

3.65m x 3.34m (12' 0" x 10' 11") The second double bedroom offers neutral decor, fitted carpet and a double glazed window to the side.

Bathroom

2.11m x 1.84m (6' 11" x 6' 0") Completing the accommodation is the three piece bathroom suite comprising of a wash hand basin, wc and bath with overhead electric shower. Fully tiled walls, vinyl flooring and opaque window to the side.

External

Positioned on a generous plot, this charming bungalow provides private garden grounds to the front and rear. The front gardens are laid to lawn with a sizeable driveway to the side providing ample off street parking, leading to the detached garage with up and over door access. The landscaped rear gardens are complete with a manicured lawn, paved patio and a selection of shrubbery.

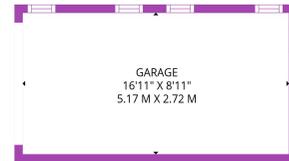
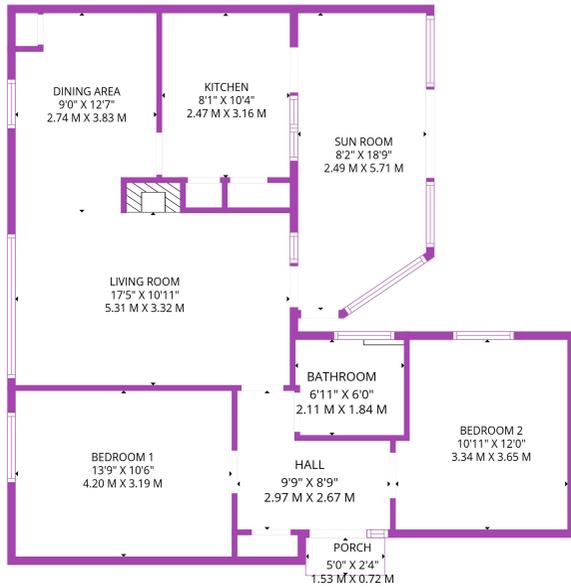
Council Tax

Band D

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TOTAL: 964 sq. ft, 90 m²
Ground floor: 964 sq. ft, 90 m²
EXCLUDED AREAS: GARAGE: 151 sq. ft, 14 m², PORCH: 12 sq. ft, 1 m², WALLS: 93 sq. ft, 8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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