



18 St Maurs Crescent
Kilmarnock, KA3 1QR
P.O.A.

GREIG
Residential



St Maurs Crescent

Kilmarnock, KA3 1QR

Proudly presenting this impressive two bedroom end of terrace villa presented in first class condition internally & externally throughout, having been upgraded and lovingly maintained by the current owners. Sat upon an extensive, larger than average plot with low maintenance gardens to the front, side & rear, this villa is sure to impress. Located within a popular residential area of Kilmarnock close to popular schooling, transport links and amenities, early viewings are advised.





Hallway

3.85m x 1.05m (12' 8" x 3' 5") With access via the outer white UPVC door, the welcoming entrance hallway provides door access to lounge and kitchen with soft grey decor, laminate flooring, double glazed windows to the side and rear, carpeted staircase leading to the upper level.

Lounge

3.96m x 3.64m (13' 0" x 11' 11") Generously sized main apartment is complete with stylish grey decor, fitted carpet and double glazed window to the front. Plentiful space for freestanding furniture.

Kitchen

3.76m x 2.64m (12' 4" x 8' 8") Impressive fitted kitchen offering a range of modern white gloss handle-less wall and base storage units with contrasting dark work surfaces, composite black sink and drainer, integrated appliances including induction hob, hood, oven, microwave, fridge/freezer and washing machine. Stainless steel splashback, eye-catching under cabinet and plinth lighting, vinyl flooring, double glazed window to the rear and door leading out into the rear gardens.

Bedroom One

4.12m x 3.64m (13' 6" x 11' 11") On the upper level the master bedroom is a superb sized double room with practical storage cupboard, tasteful decor, fitted carpet and double glazed window to the front.

Bedroom Two

3.92m x 3.03m (12' 10" x 9' 11") The second double bedroom offering soft decor, fitted carpet, practical storage cupboard and rear facing double glazed window overlooking the gardens.

Wet Room

1.90m x 1.87m (6' 3" x 6' 2") Completing the accommodation is the three piece wet room suite comprising of wash hand basin and wc combination unit and mains shower. Tiling to walls, wet room flooring, heated towel rail and double glazed opaque window to the rear.

External

Boasting an extensive, larger than average plot, this villa provides private garden grounds to the front, side and rear, landscaped with ease of maintenance in mind, mostly laid to modern decorative chips with paved pathways. The gardens are enclosed by fencing allowing for a safe and peaceful outdoor family space. Plentiful parking available directly to the front.

Council Tax

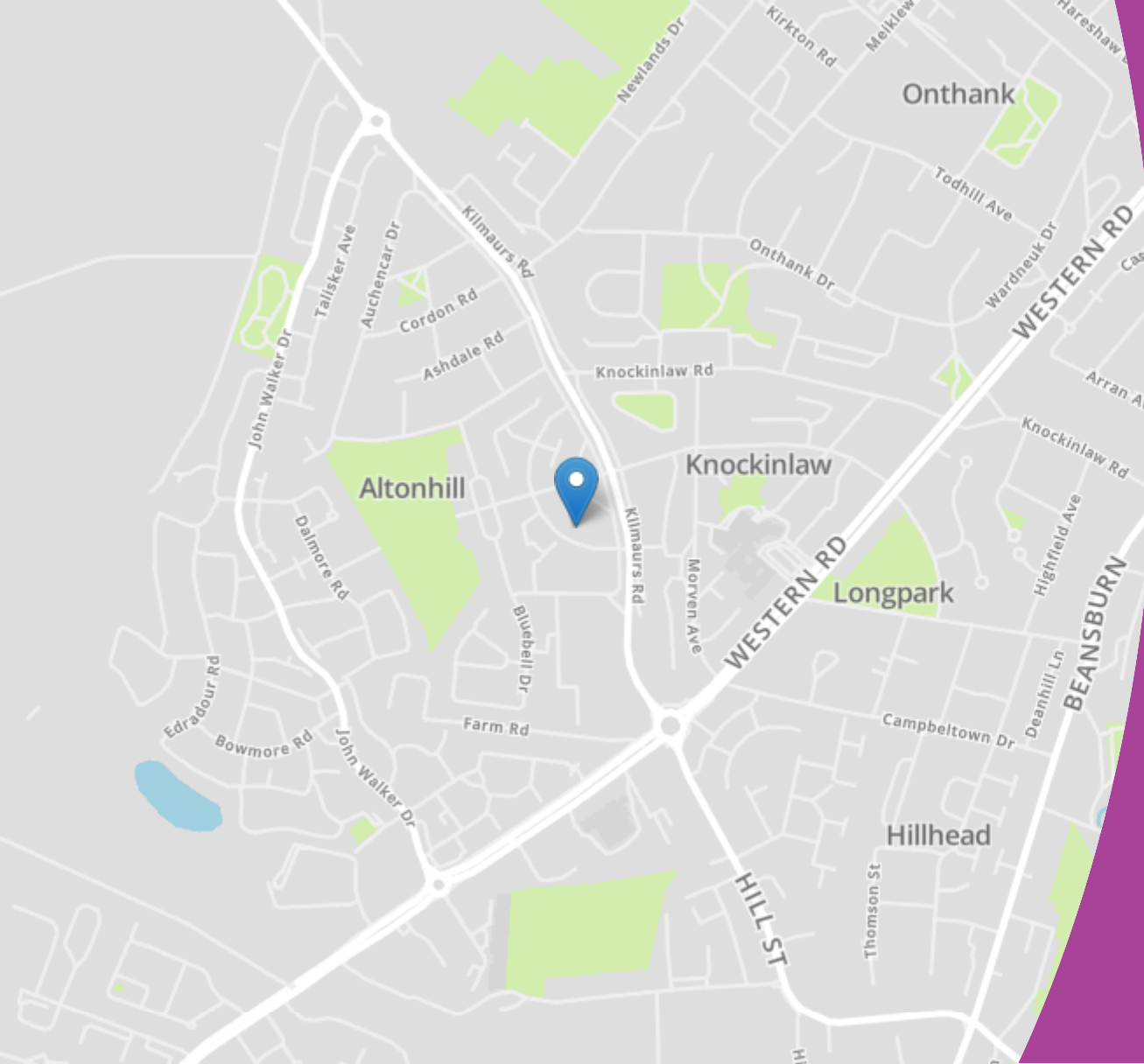
Band A

Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.



GREIG *Residential*



Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

info@greigresidential.co.uk