



D/r, 28 Loanhead Street  
Kilmarnock, KA1 3AU  
P.O.A.

**GREIG**  
*Residential*





# Loanhead Street

Kilmarnock, KA1 3AU

Perfectly positioned with an immediate town centre location, this traditional two bedroom ground floor flat is sure to impress. Boasting spacious flexible all on the level accommodation, this superb flat has been lovingly present by the current owner with contemporary decor and modern fixtures and fittings throughout. Further benefiting from a wealth of traditional features with impressive high ceilings, extended utility room and private door access to the well maintained private and communal rear gardens. Located within ease of access of all Kilmarnock town centre amenities, transport links and within walking distance to the ever popular Dick Institute, this is the ideal first time buy, downgrade or investment.





### Hallway

2.64m x 2.22m (8' 8" x 7' 3") Access is given via an outer wooden door to a welcoming entrance hallway offering crisp white decor, ceiling cornicing, feature traditional stained glass window and laminate flooring. The hallway gives access to the lounge, kitchen, two bedrooms and shower room.

### Lounge

5.48m x 3.59m (18' 0" x 11' 9") Generously proportioned main apartment boasting stylish contemporary decor, ceiling cornicing and central rose, traditional high ceiling, fitted carpet and a double glazed bay window to the front.

### Kitchen

3.00m x 1.30m (9' 10" x 4' 3") Fully fitted modern kitchen complete with stylish white gloss providing ample storage with complimentary granite style work surface, integrated oven, ceramic induction hob and hood, integrated fridge freezer, neutral decor, click vinyl flooring and a double glazed window to the rear.

### Utility Room

1.91m x 1.46m (6' 3" x 4' 9") Convenient utility room comprising of additional wall and base units, plumbing and space for a washing machine, crisp white decor, laminate flooring and a UPVC door leading to the garden.

### Bedroom One

4.11m x 3.26m (13' 6" x 10' 8") The master bedroom is a spacious double offering contemporary decor, shelved alcove, ceiling cornicing, fitted carpet and a double glazed window to the providing open garden outlooks. Door access is given to the utility room.



### Bedroom Two

4.19m x 2.59m (13' 9" x 8' 6") Currently utilised as a dining room this flexible spacious apartment boasts contemporary decor, ceiling cornicing, fitted carpet and a double glazed window to the front.

### Shower Room

1.81m x 1.14m (5' 11" x 3' 9") Completing the accommodation is the shower room comprising of a wash hand basin with vanity unit, wc, double shower cubicle with electric shower, crisp white tiling to walls and flooring.

### Externally

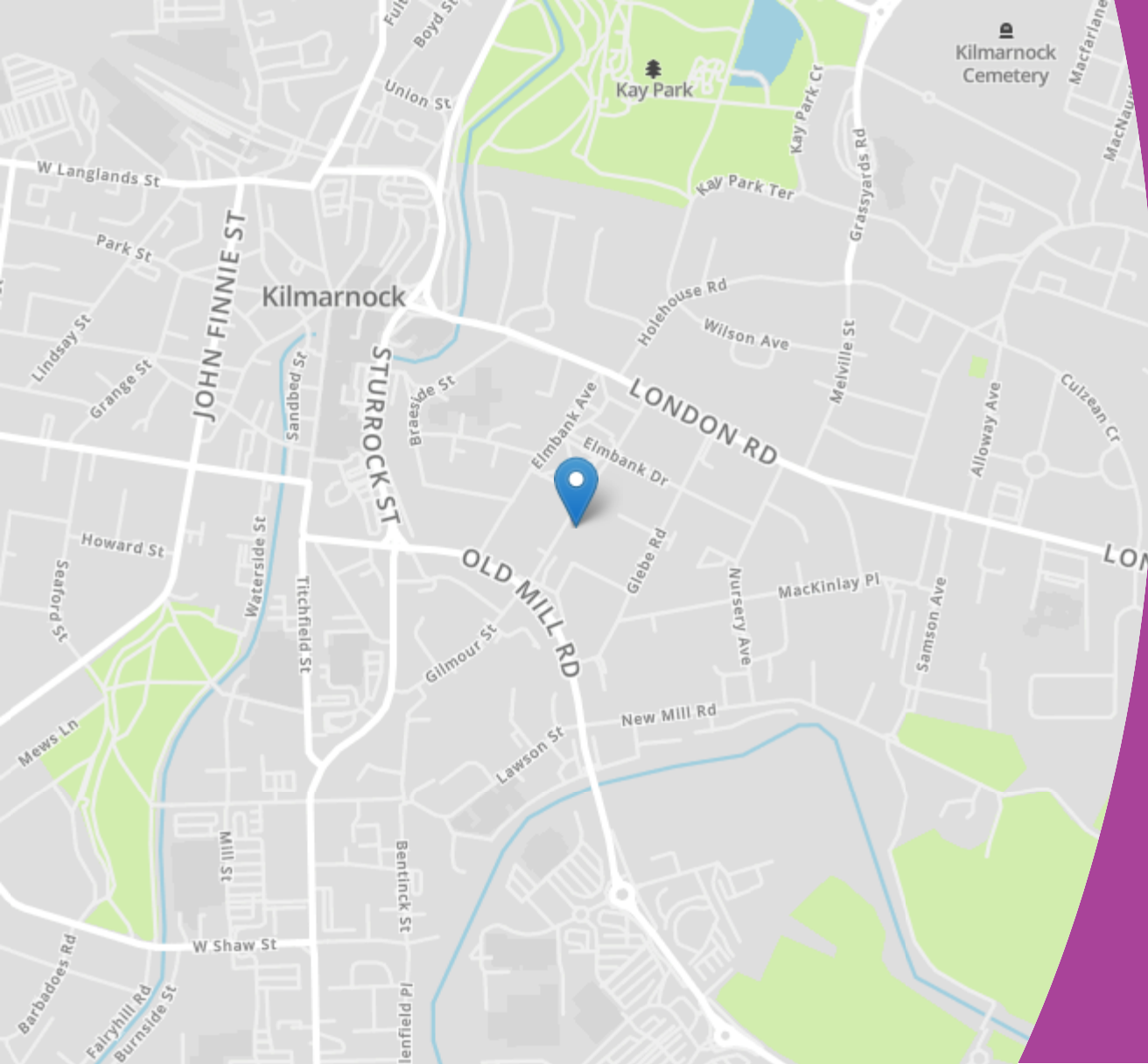
Externally this property boasts private and communal gardens complete with a well manicured lawn and drying area.

### Council Tax Band

Band B

### Disclaimer

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