



48 Ashdale Road
Kilmarnock, KA3 1PS
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this modern end of terrace villa located in the heart of Kilmarnock close to local amenities, transport links and schooling. The property is situated within a quiet cul de sac area offering two double bedrooms, lounge, open plan kitchen/dining, wc/cloaks and bathroom. The property further benefits from low maintenance private gardens to the rear and an allocated parking space to the front. Having been lovingly maintained throughout, we are sure this property will appeal to a wide range of buyers.





Hallway

1.75m x 3.99m (5' 9" x 13' 1") Access from outer UPVC door offering contemporary neutral décor, fitted carpet, carpeted staircase to upper level and storage cupboard.

Lounge

4.01m x 3.51m (13' 2" x 11' 6") Generous proportioned main apartment offering contemporary neutral décor, fitted carpet, ceiling coving, double glazed window to the front and door access to hallway and kitchen.

Dining Room

2.94m x 2.65m (9' 8" x 8' 8") Dining room accessed from lounge with partial open plan layout to kitchen offering contemporary neutral décor, fitted carpet, double glazed window to the rear and access to rear gardens through UPVC door.

Kitchen

2.95m x 2.60m (9' 8" x 8' 6") Modern, fully fitted kitchen offering crisp white décor offering ample wall and base units, integrated oven with gas hob and extractor hood, plumbing space for fridge freezer, washing machine and tumble dryer, stainless steel sink and drainer, tiled splashback, tiled flooring and double glazed window to the rear.

WC/Cloaks

0.97m x 1.71m (3' 2" x 5' 7") Two piece white suite comprising of WC and wash hand basin, crisp white décor, tiled flooring with double glazed opaque window to the side.

Bedroom One

4.33m x 2.70m (14' 2" x 8' 10") Generous proportioned main bedroom offering crisp white décor, fitted carpet, selection of fitted mirrored door wardrobes, over stairs storage cupboard and double glazed window to the front boasting leafy outlooks .



Bedroom Two

3.26m x 3.06m (10' 8" x 10' 0") Generous proportioned double bedroom offering contemporary décor, fitted carpet, fitted mirrored door wardrobes, storage cupboard and double glazed window to the rear.

Bathroom

1.96m x 1.68m (6' 5" x 5' 6") Three piece white suite comprising of WC, wash hand basin combination unit with mains operated shower over bath, stylish wet wall finish to walls, laminate flooring, heated towel rail and double glazed opaque window to the rear.

Upper Landing

2.66m x 2.00m (8' 9" x 6' 7") Providing access to two bedrooms, bathroom, storage cupboard, carpeted staircase to lower level offering crisp white décor and fitted carpet.

External

Generous low maintenance private gardens to the rear offering chipped, paved and laid to lawn areas perfect for entertaining and al fresco dining.

Plentiful parking facilities available to the front with designated parking space.

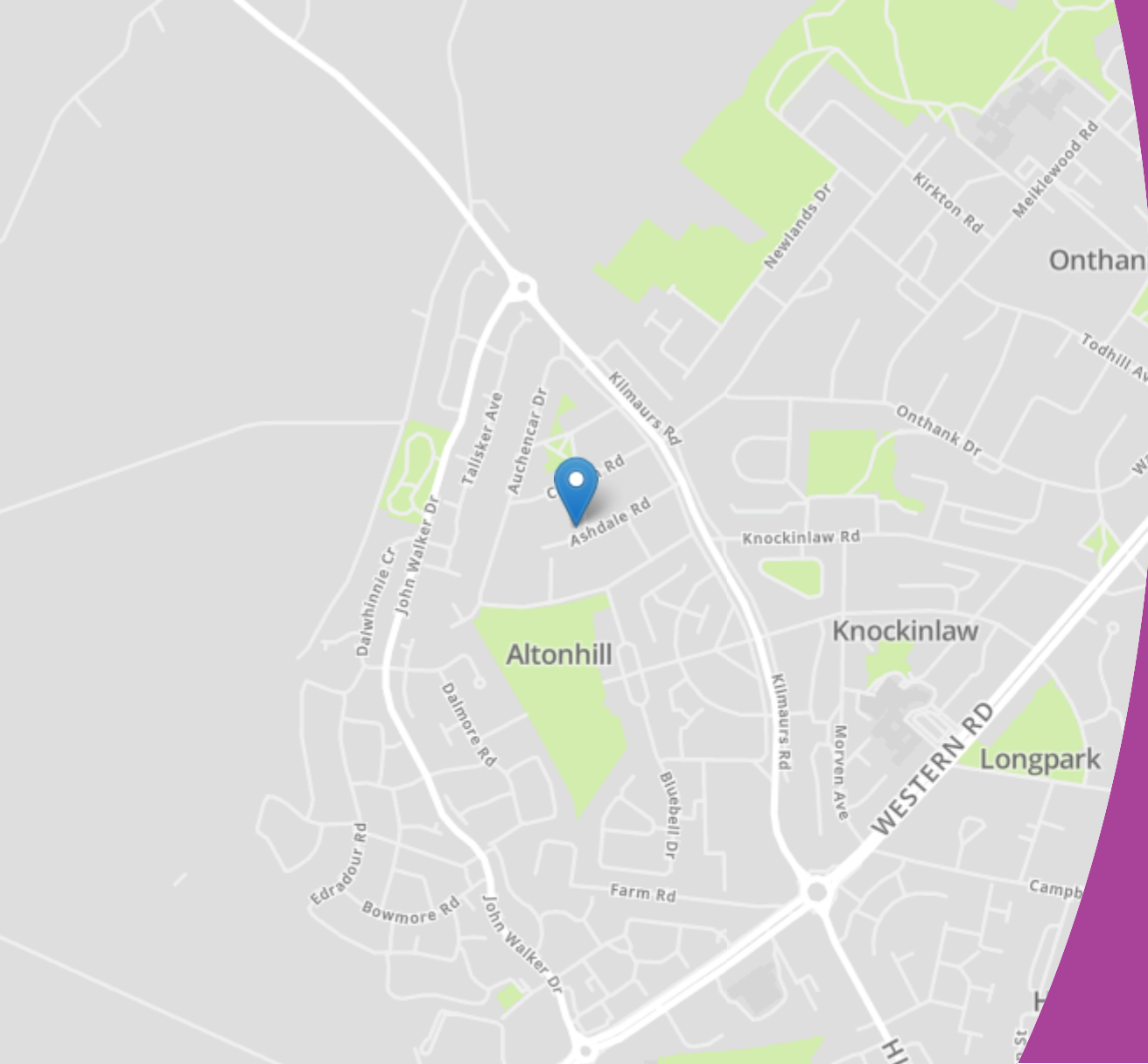
Council Tax Band

Band C

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