



22 Blair Crescent

Hurlford
Kilmarnock, KA1 5BL
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this superb three bedroom semi detached villa positioned on a preferred corner plot offering extensive private gardens, ample off street parking and a garage. Boasting spacious flexible accommodation over two levels with additional utility room and ground floor bedroom with en-suite facilities, this property is complemented by contemporary decor and stylish fixtures and fittings throughout.

Located in the ever popular village of Hurlford close to local schooling, amenities and transport links this is the ideal family home and is sure to impress all who view.





Bedroom One

4.33m x 3.60m (14' 2" x 11' 10") Generously proportioned main bedroom offering contemporary decor, ceiling coving, fitted carpet, double glazed window to the front and a door leading to the en-suite.

Kitchen

4.56m x 2.62m (15' 0" x 8' 7") Fully fitted modern kitchen complete with anthracite grey matt wall and base units offering ample storage and complemented with oak work surfaces, anthracite sink and drainer, integrated oven, microwave and dishwasher, integrated gas hob and hood, plumbing and space for washing machine, stylish contemporary decor, anthracite radiator, bi-folding oak doors leading to a superb walk in pantry, practical storage cupboard, vinyl flooring, partial open plan layout to utility room, double glazed window to the rear and a UPVC double glazed door to the rear gardens.

Utility

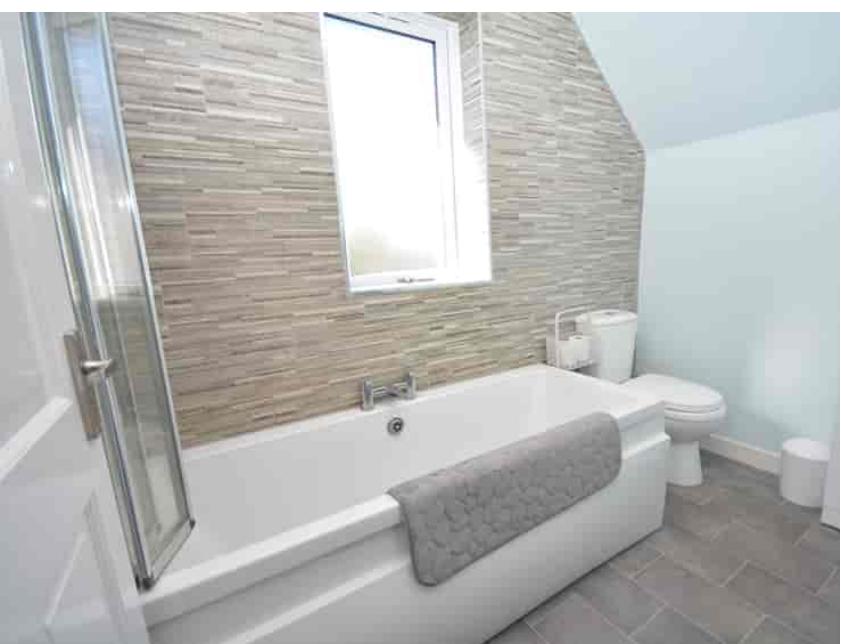
1.52m x 1.12m (5' 0" x 3' 8") Practical utility room comprising of plumbing and space for fridge freezer and tumble drier, neutral decor, vinyl flooring and a double glazed window to the rear.

Bedroom Three

3.29m x 3.63m (10' 10" x 11' 11") Located on the lower level a spacious double bedroom with contemporary decor, ceiling coving, fitted carpet, double glazed window to the front and access to en-suite facilities.

Shower Room

3.30m x 1.83m (10' 10" x 6' 0") Practical shower room comprising of a wash hand basin, wc, walk in shower with electric shower, tiling to walls around shower, neutral decor, wet wall flooring and a double glazed window to the rear.



Hallway

1.51m x 1.82m (4' 11" x 6' 0") Access is given via an outer white UPVC door to a welcoming entrance hallway offering neutral contemporary decor and fitted carpet. The hallway gives access to the lounge, bedroom three and a carpeted staircase leads to the upper level.

Lounge

4.33m x 4.60m (14' 2" x 15' 1") Generously proportioned main apartment offering contemporary decor, ceiling coving, fitted carpet, double glazed window to the front and a door leading to the kitchen.

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Bedroom Two

3.84m x 3.17m (12' 7" x 10' 5") A spacious double bedroom with contemporary decor, fitted carpet and a double glazed window to the rear.

Bedroom One

4.70m x 3.20m (15' 5" x 10' 6") Generous master bedroom offering contemporary decor, shelved wardrobes space, fitted carpet and a double glazed window to the front.

Bathroom

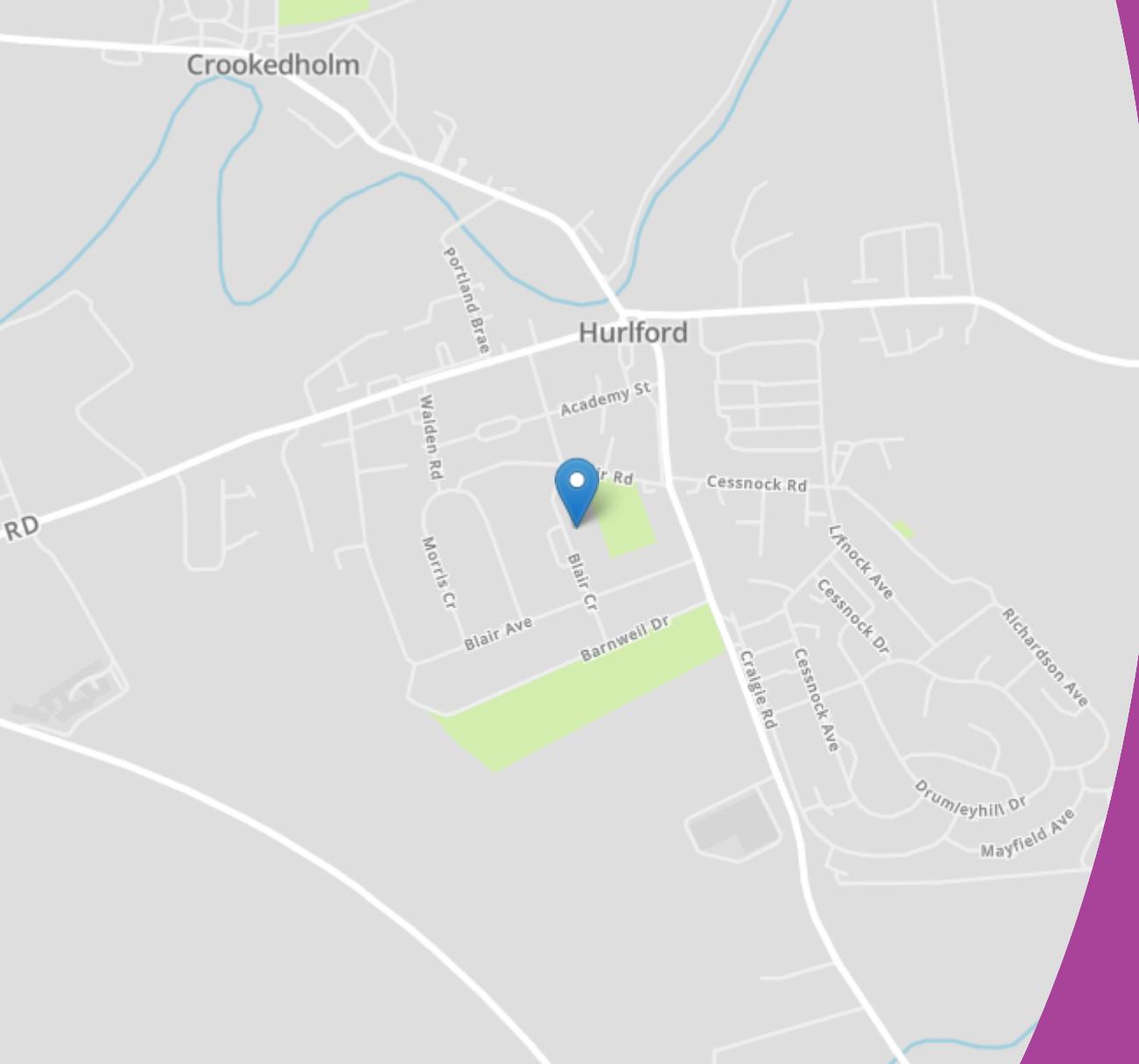
2.53m x 1.52m (8' 4" x 5' 0") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity unit, wc, bath with overhead rainfall shower, tiling to walls, chrome heated towel rail, flooring and a double glazed opaque window to the rear.

Externally

This property is situated on an extensive corner plot boasting a well manicured lawn to the front, a tarmac driveway to the side allowing for ample off street parking and leading to the garage. The rear of the property has been designed with ease of maintenance in mind with a paved patio perfect of al fresco dining and an area laid to astro turf with a decorative chipped border.

Disclaimer

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