



26 Lammermuir Road  
Kilmarnock, KA1 3TT  
P.O.A.

**GREIG**  
*Residential*





# Lammermuir Road

Kilmarnock, KA1 3TT

Greig Residential are delighted to present to the market this spacious two bedroom ground floor flat located in a popular residential area of Kilmarnock with access to local amenities and transport links. Boasting all on the level accommodation and complemented by private front and rear door access, generous private gardens and off street parking this is sure to impress.





### Porch

1.57m x 1.73m (5' 2" x 5' 8") Access is given via a UPVC outer door to a welcoming entrance porch comprising of neutral decor, laminate flooring and a door leading to the hallway.

### Hallway

4.41m x 0.96m (14' 6" x 3' 2") The hallway comprises of neutral decor, fitted carpet and gives access to all apartments.

### Lounge

4.98m x 3.40m (16' 4" x 11' 2") Generously proportioned main apartment offering neutral decor, feature gas fire set within a decorative tiled and wood surround, ceiling coving, fitted carpet and a double glazed window to the front.

### Kitchen

3.29m x 2.69m (10' 10" x 8' 10") Fully fitted kitchen complete with ample wall and base storage units with complementary work surface, integrated oven, gas hob and extractor hood, plumbing and space for washing machine, tumble drier and fridge freezer, neutral decor, laminate flooring and a UPVC double glazed door to the rear garden.

### Bedroom One

3.41m x 4.17m (11' 2" x 13' 8") Offering neutral decor, fitted selection of bedroom furniture, fitted carpet and a double glazed window to the front the master bedroom is a generous double.



### Bedroom Two

4.18m x 3.22m (13' 9" x 10' 7") A spacious double bedroom providing neutral decor, fitted carpet and a double glazed window to the rear overlooking the gardens.

### Bathroom

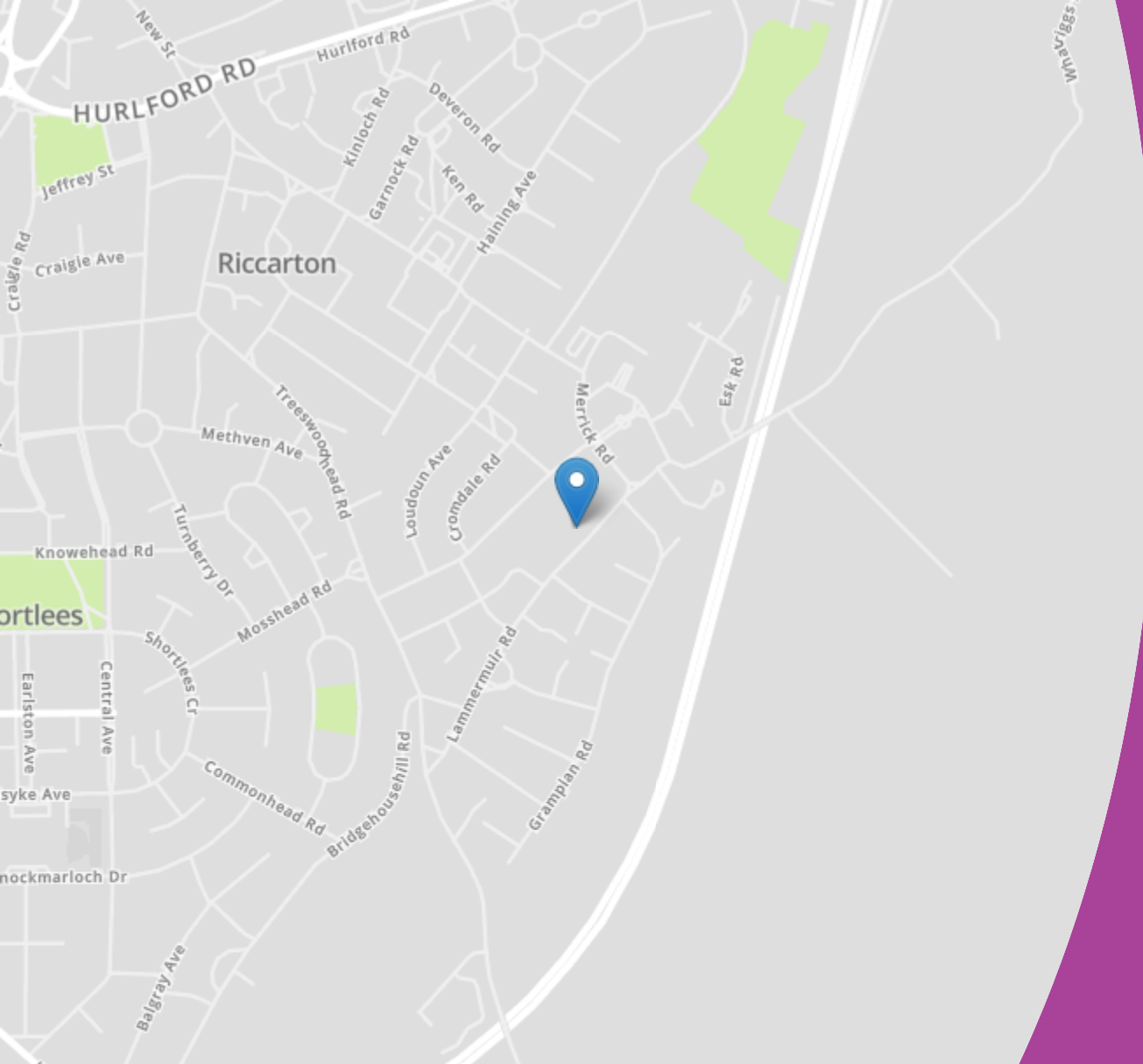
1.76m x 1.83m (5' 9" x 6' 0") Completing the accommodation is the the spacious bathroom comprising of wash hand basin with vanity unit, wc, bath, white tiling to half height around walls, neutral decor, laminate flooring and a double glazed opaque window to the rear.

### Externally

This property boasts private gardens to the front and rear, the front garden has been designed with ease of maintenance in mind with a chipped area and a mono block driveway allowing for ample off street parking whilst the rear garden is complete with an area laid to chip and a well manicured lawn.

### Disclaimer

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