



ticks all the boxes for modern family living and sure to

impress even the most discerning of buyers.





# Hallway

2.17m x 1.72m (7' 1" x 5' 8") Accessed via outer wooden door into hallway offering grey décor, fitted carpet, carpeted staircase to upper level and door access to lounge.

# Lounge

4.36m x 3.68m (14' 4" x 12' 1") Generous main apartment offering grey décor, fitted carpet, double glazed window to the front and door access to kitchen.

### Kitchen

3.65m x 2.85m (12' 0" x 9' 4") Modern fitted kitchen offering ample matt grey handless wall and base units with contrasting marble work surfaces, stainless steel sink and drainer, integrated oven with four burner gas hob, integrated dishwasher and fridge freezer, white tiled splashback, tiled flooring, storage cupboard, double glazed window to the rear and door access to utility room.

# **Utility Room**

2.60m x 1.72m (8' 6" x 5' 8") Utility room offering additional matt grey handless wall and base units with contrasting marble work surfaces, plumbing/space for washing machine and tumble dryer, door access to WC/Cloaks and door access to rear gardens.

## WC/Cloaks

1.85m x 0.95m (6' 1" x 3' 1") Two piece suite comprising of WC and wash hand basin, white décor and double glazed opaque window to the side.

## Bedroom Two

4.70m x 2.95m (15' 5" x 9' 8") Generous double bedroom, located on the first floor, currently used as a home gym, offering contemporary blue décor, laminate flooring and double glazed window to the front with open outlooks.

### Bedroom Three

3.06m x 2.58m (10' 0" x 8' 6") Double bedroom, located on the first floor, offering soft pink décor, laminate flooring, storage cupboard and double glazed window to the rear.

## Bathroom

2.60m x 1.88m (8' 6" x 6' 2") Three piece suite comprising of WC, wash hand basin and bath, neutral décor, decorative vinyl flooring and double glazed window to the side.



## Bedroom One

4.65m x 4.11m (15' 3" x 13' 6") Impressive double bedroom, located on the second floor, offering grey décor, fitted carpet, fitted bedroom furniture offer plentiful storage, double glazed window to the front and door access to en-suite.

#### **En-Suite**

2.55m x 1.75m (8' 4" x 5' 9") Three piece suite comprising of WC, wash hand basin and shower cubicle, neutral décor, decorative vinyl flooring and double glazed opaque window to the side.

#### External

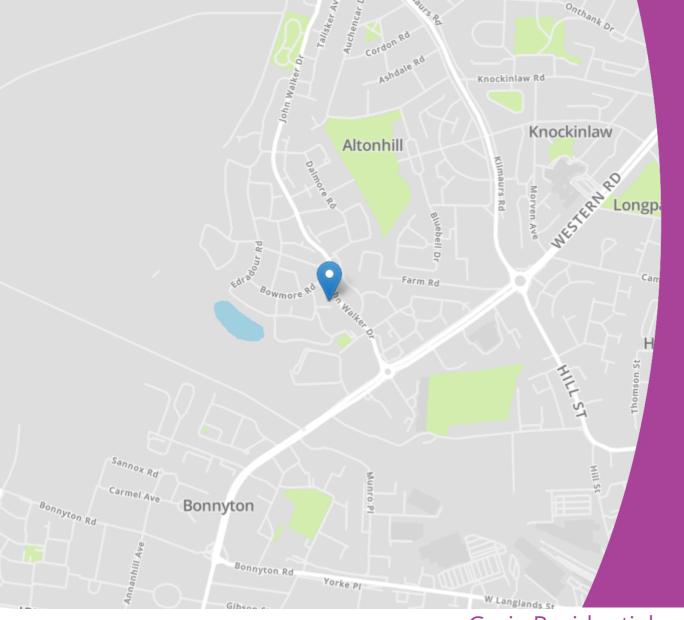
Further benefiting from spacious private front and rear gardens, the front garden offers a well manicured lawn and a chipped driveway to the side allowing for ample off street peaking. Whilst the rear garden is complete with a spacious lawn, paved patio and elevated decked patio area perfect for al fresco dining and entertaining.

## Council Tax Band

Band E

#### 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

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

info@greigresidential.co.uk