



100 Hill Street
Kilmarnock, KA3 1JL
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this spacious two bedroom semi detached villa, ideally located on the periphery of Kilmarnock town centre offering ease of access to all local amenities, schooling and transport links. Boasting generous accommodation over two levels complete with fresh neutral decor and newly fitting carpeting throughout. Complimented by extensive private gardens this is the ideal first time buy, downsize or family home and is sure to impress all who view.





Hallway

1.67m x 1.58m (5' 6" x 5' 2") Access is given via an outer wood door to a welcoming entrance hallway offering crisp white decor and newly laid carpeting. The hallway gives access lounge and a carpeted staircase leads to the upper level.

Lounge

4.28m x 4.67m (14' 1" x 15' 4") Generously proportioned main apartment boasting crisp fresh decor, ceiling coving, feature gas fire within a decorative surround, decorative wall lights, newly laid carpeting, double glazed window to the front and door access to the kitchen.

Kitchen

3.28m x 2.61m (10' 9" x 8' 7") Fully fitted kitchen complete with a range of wall and base storage units, complimentary work surface, integrated oven, gas hob and hood, stainless steel sink and drainer, plumbing and space for fridge freezer and washing machine, neutral decor, tiled splashback, tiled flooring and a double glazed window to the rear.

Rear Hallway

2.72m x 1.05m (8' 11" x 3' 5") The rear hallway is complete with two practical storage cupboards and a door leading to the rear garden.

Bedroom One

4.59m x 3.20m (15' 1" x 10' 6") The master bedroom is a generous double offering crisp white decor, large storage cupboard, newly fitted carpeting and a two double glazed windows to the front.

Bedroom Two

3.82m x 3.21m (12' 6" x 10' 6") Spacious double bedroom with fresh white decor, newly laid carpeting and a double glazed window to the rear.

Wet Room

2.33m x 1.47m (7' 8" x 4' 10") Completing the accommodation is the wet room comprising of a wash hand basin, wc, mains shower, contemporary wet wall finish to walls, ceiling spotlights, wet room flooring and a double glazed opaque window to the rear.

Externally

Situated on a large corner plot boasting spacious, front, side and rear gardens. The front garden is complete with a lawn area and an area of mature shrubbery whilst the side garden has a large paved drying area. Completing the plot is the spacious rear garden offering a large area laid to mature shrubbery and an area laid to chips.

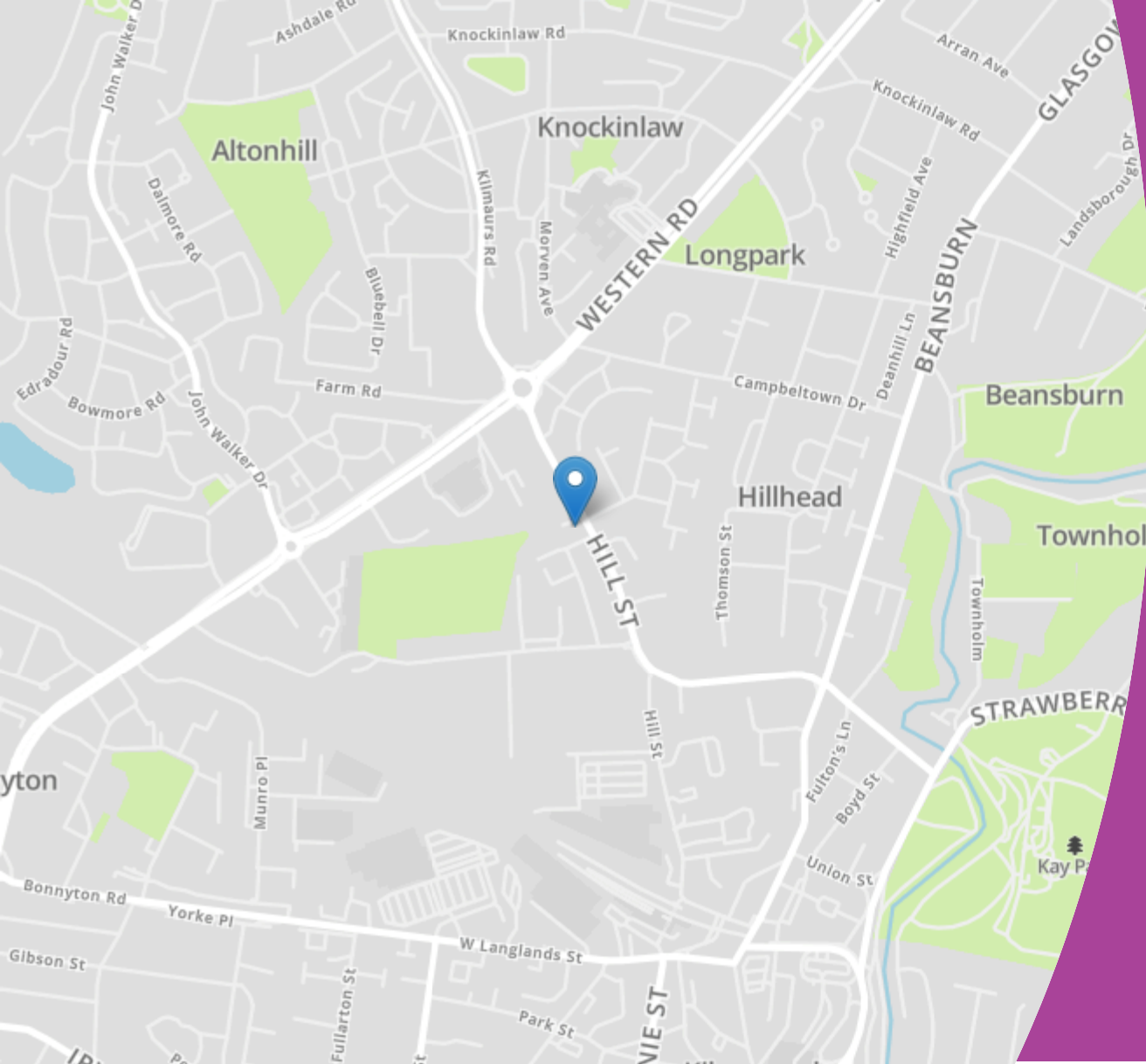
Council Tax Band

Band A

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