



55 Rathlin Avenue
Kilmarnock, KA1 4NH
P.O.A.

GREIG
Residential



Rathlin Avenue

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Greig Residential are delighted to present to the market this generous three bedroom, two public room semi detached villa boasting flexible living space over two levels, located within a highly popular area of Kilmarnock. Positioned on a sizeable plot with plentiful off street parking and private gardens, this family villa offers a wealth of potential and will appeal to a wide range of purchasers.





Hallway

3.56m x 3.46m (11' 8" x 11' 4") With access via the outer UPVC door, the welcoming entrance hallway offers neutral decor with fitted carpet, carpeted staircase to the upper level and door access to lounge and dining room.

Lounge

4.61m x 3.31m (15' 1" x 10' 10") Spacious main apartment comprising of neutral decor, ceiling coving and fitted carpet, feature electric fire set within a tiled surround. Double glazed French doors leading out into the rear gardens, door access to kitchen and plentiful space for freestanding furniture.

Dining Room

3.72m x 3.01m (12' 2" x 9' 11") Generous flexible use apartment which could lend itself as a ground floor bedroom offering neutral decor, fitted carpet and double glazed window to the front.

Kitchen

3.50m x 2.46m (11' 6" x 8' 1") Spacious fitted kitchen providing a selection of wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, integrated oven and gas hob. Plumbing/space for fridge/freezer and washing machine, neutral decor, tiled flooring and double glazed window to the rear.

Rear Porch

1.95m x 1.14m (6' 5" x 3' 9") Practical rear porch providing door access to side gardens and housing boiler with neutral decor and tiled flooring.

Bedroom One

4.01m x 3.69m (13' 2" x 12' 1") On the upper level the master bedroom is a generous double offering neutral decor, fitted carpet, practical storage cupboard and double glazed window to the rear.

Bedroom Two

3.11m x 2.98m (10' 2" x 9' 9") The second double bedroom is front facing with a double glazed window, fitted carpet, soft decor and fitted wardrobes providing storage space.

Bedroom Three

2.93m x 2.43m (9' 7" x 8' 0") Bedroom three is a double room with neutral decor, fitted carpet, useful fitted wardrobes and double glazed window to the rear overlooking the gardens.

Bathroom

2.62m x 1.98m (8' 7" x 6' 6") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and bath. Laminate flooring, practical storage cupboard and double glazed opaque window to the side.

External

Offering generous low maintenance private gardens to the rear laid to lawn and patio. Further benefiting from plentiful off street parking available to the side with laid to lawn garden to the front.

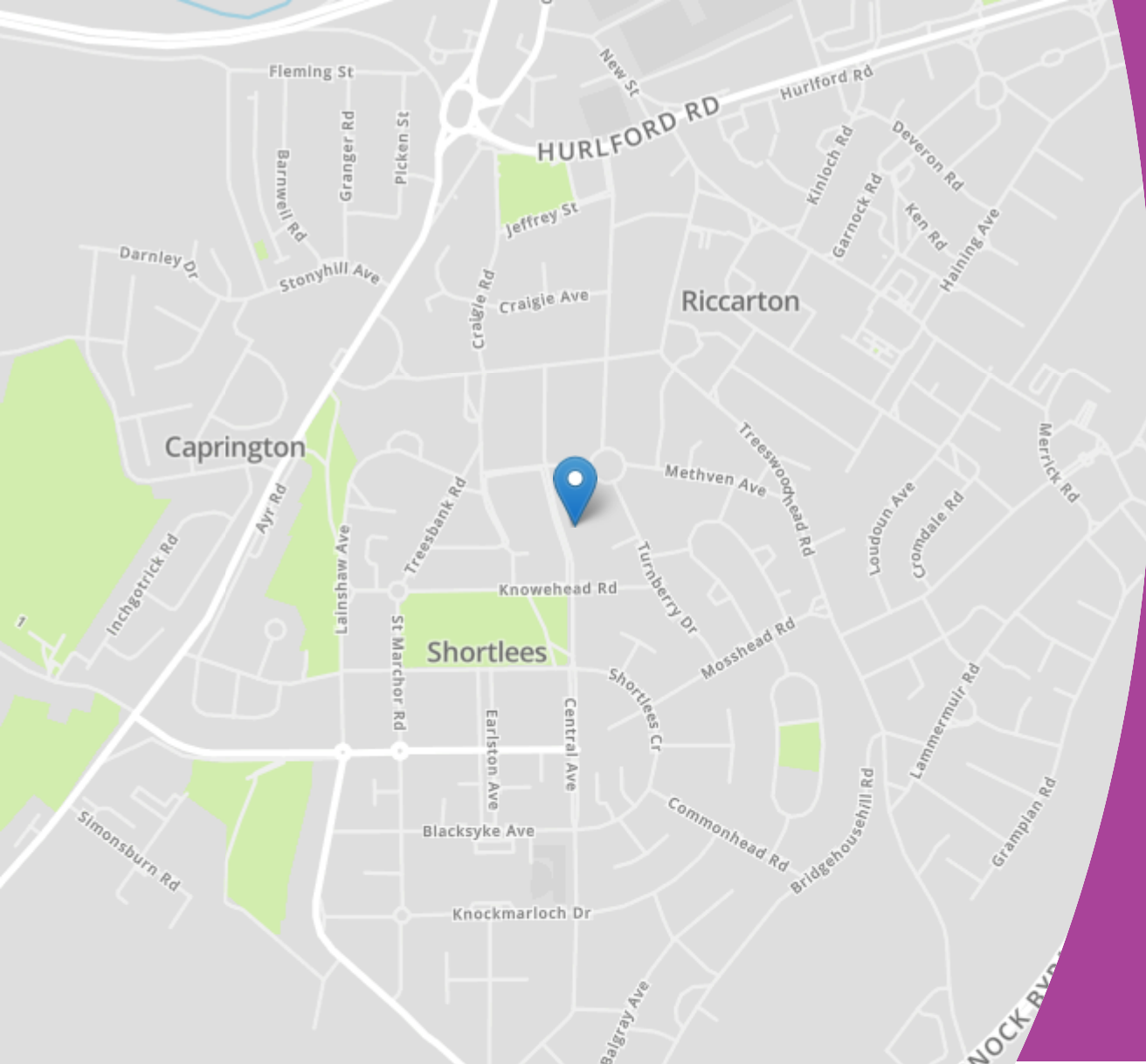
Council Tax Band

Band B

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Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

info@greigresidential.co.uk