



4f Shawbank Place
Kilmarnock, KA1 3HH
P.O.A.

GREIG
Residential



Shawbank Place

Kilmarnock, KA1 3HH

Greig Residential are delighted to present to the market this spacious one bedroom upper flat situated in the heart of Kilmarnock close to local amenities and transport links. Offering spacious accommodation and being fully refurbished throughout with contemporary neutral decor, it is sure to impress a wide range of buyers from those looking to down size, buy to let investors and first time home owners.





Hallway

3.06m x 1.73m (10' 0" x 5' 8") Access from communal entry into hallway via outer wooden door. The hallway comprises of crisp white decor, grey carpeting, substantial walk in storage cupboard, secure entry telephone system, secondary storage cupboard, door access to lounge, bedroom and shower room.

Lounge

3.48m x 4.59m (11' 5" x 15' 1") Generously proportioned main apartment with stylish contemporary decor, fitted carpet, door leading to kitchen and a double glazed window to the front with leafy outlooks.

Kitchen

3.00m x 2.50m (9' 10" x 8' 2") Stylish contemporary grey fitted kitchen with stone effect work surfaces, stainless steel sink and drainer, integrated oven, gas hob and hood, stainless steel splash back, integrated fridge freezer and plumbing space for washing machine, crisp white decor, click vinyl flooring and a double glazed window to the side.

Bedroom One

3.46m x 3.11m (11' 4" x 10' 2") Generously proportioned double bedroom with crisp white decor, fitted carpet and a double glazed window to the front.



Shower room

2.00m x 1.76m (6' 7" x 5' 9") Three piece shower room suite comprising of double shower cubicle with mains operated shower, white wc and wash hand basin combination unit, heated towel rail, tiled flooring and stylish tiling to walls.

External

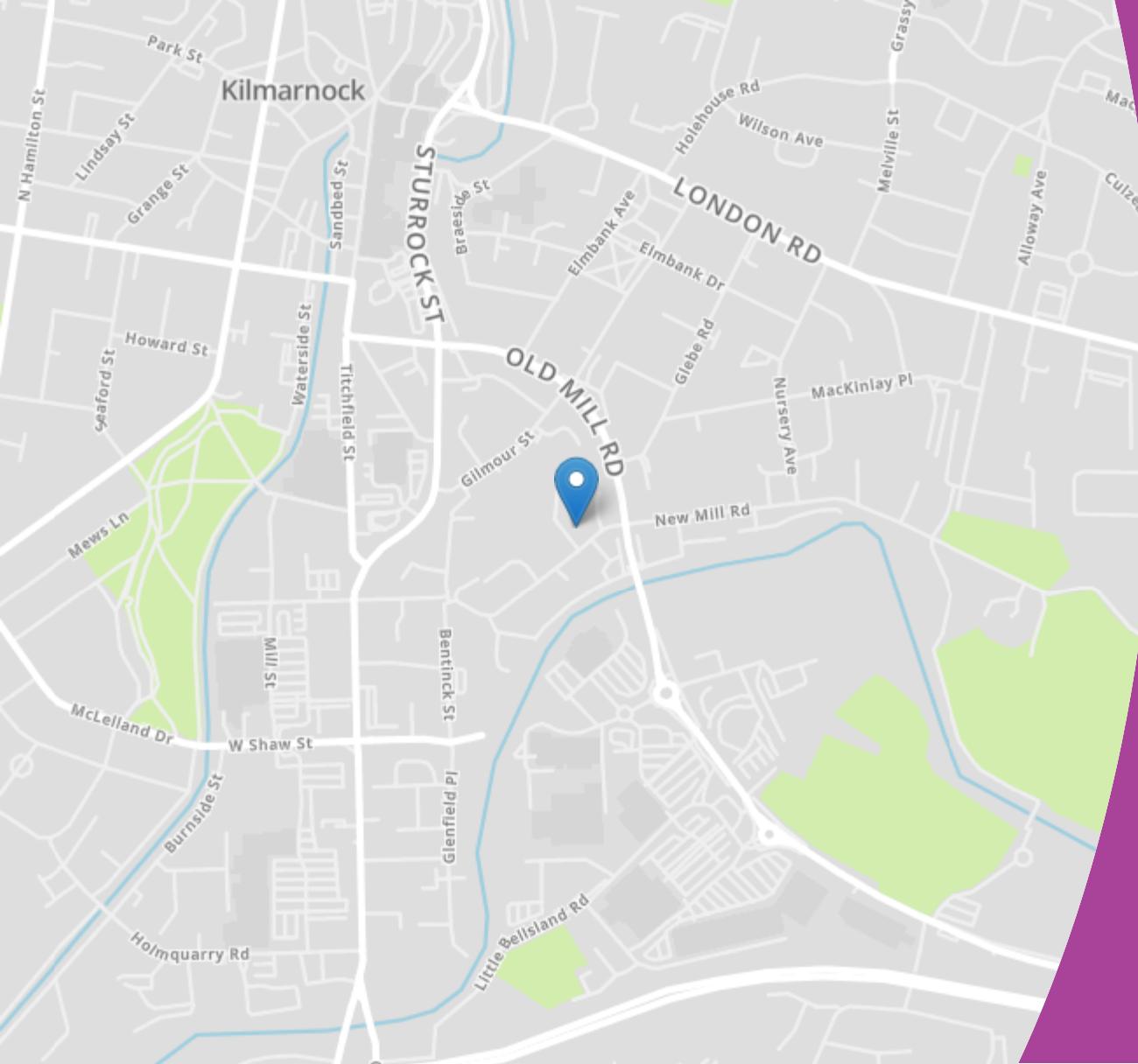
This property further benefits from communal garden grounds with drying area that have been designed with ease of maintenance in mind.

Additional

This property is Landlord specification suitable having hardwired smoke alarms and both the gas safety and electric safety certificates. Please note, this property can also be sold fully furnished if desired.

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.



53 Main Street, Newmilns
East Ayrshire
KA16 9DA
07961 746182
info@greigresidential.co.uk