



14 Portland Court

Hurlford
Kilmarnock, KA1 5AG

Offers Over £125,000

GREIG
Residential



Portland Court

Hurlford, Kilmarnock, KA1 5AG

Beautifully situated at the head of a desirable cul-de-sac in the very heart of Hurlford, this rarely available two bedroom semi detached bungalow offers an exceptional opportunity. Designed with convenience and style in mind, the property features a generous single-level layout, further enhanced by a superb sun room. Presented in move in condition with contemporary décor and high-quality fixtures throughout. Enjoying close proximity to local amenities and excellent transport connections, this home is certain to appeal to a wide range of buyers, from first time purchasers to those seeking to downsize without compromise.





Hallway

0.90m x 3.13m (2' 11" x 10' 3") Access is given to a welcoming spacious hallway boasting neutral decor, practical double door fitted wardrobes providing ample storage and laminate flooring. The hallway gives access to the lounge, two bedrooms and bathroom.

Lounge

5.16m x 3.49m (16' 11" x 11' 5") Generously proportioned main apartment offering stylish decor, feature fireplace, ceiling coving, laminate flooring, a double glazed window to the front and double door access to the kitchen.

Kitchen

3.45m x 5.22m (11' 4" x 17' 2") Fully fitted dining sized kitchen complete with ample wall and base storage units, complimentary work surface, plumbing and space for a cooker, fridge and washing machine, neutral decor, stainless steel sink and drainer, laminate flooring, double glazed window and a door leading to the sun room.

Sun Room

3.33m x 4.56m (10' 11" x 15' 0") Superb rear facing sun room boasting modern decor, laminate flooring, fully double glazed over looking the rear gardens and door access to the rear.

Bedroom One

4.84m x 2.37m (15' 11" x 7' 9") The master bedroom is a generous double offering neutral decor, double fitted wardrobes, fitted carpet and double glazed window to the rear.

Bedroom Two

2.95m x 3.37m (9' 8" x 11' 1") Spacious double bedroom with neutral decor, four door fitted wardrobes providing ample storage, fitted carpet and a double glazed window to the front.

Bathroom

Completing the accommodation is the bathroom comprising of a wash hand basin, wc, double shower cubicle with electric shower, fully tiled around walls, vinyl flooring and a double glazed window to the side.

Externally

Set on a generous plot offering beautifully landscaped gardens to the front and rear, the front garden is laid to chips and bordered by mature bedding plants with a large paved driveway to the side providing ample off street parking and leading to the detached garage. The rear garden has been designed with ease of maintenance in mind being fully laid to chips with decorative paving and a paved patio perfect for al fresco dining and entertaining.

Council Tax Band

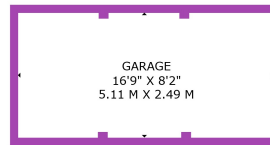
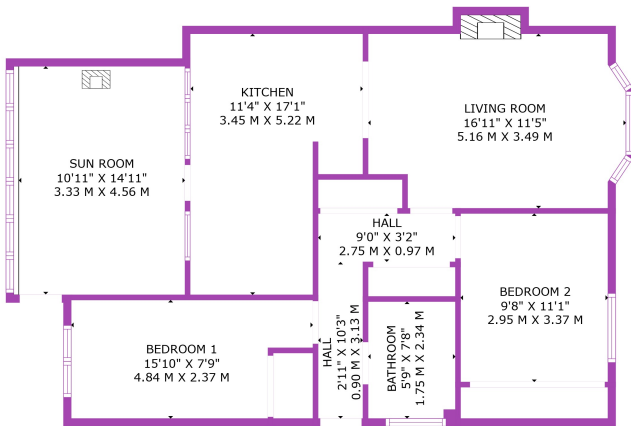
Band C

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TOTAL: 938 sq. ft, 87 m²
FLOOR 1: 938 sq. ft, 87 m²
EXCLUDED AREAS: GARAGE: 138 sq. ft, 13 m², FIREPLACE: 5 sq. ft, 0 m², WALLS: 84 sq. ft, 8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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