



25 Beech Avenue
Kilmarnock, KA1 2EN
P.O.A.

GREIG
Residential



Beech Avenue

Kilmarnock, KA1 2EN

Proudly presenting to the market is this immaculate, extended two-bedroom semi-detached villa, ideally situated within the highly sought-after Grange Estate in Kilmarnock, enjoying convenient access to the town centre amenities, excellent transport links, and preferred local schooling. This beautifully maintained home is offered in true show home condition providing generous family living across two levels showcasing contemporary décor, modern fixtures and fittings, and a thoughtful layout ideal for modern lifestyles. Externally, the home is further enhanced by low-maintenance, landscaped rear gardens and plentiful off-street parking to the front. Perfect for first-time buyers or those looking to downsize, this home is sure to impress all who view. Early viewing is highly recommended to fully appreciate the quality and value on offer.





Hallway

2.02m x 1.84m (6' 8" x 6' 0") Access via outer white UPVC door into hallway offering neutral décor, tiled flooring, carpeted staircase to upper level and door access to all lower apartments.

Lounge

3.46m x 5.52m (11' 4" x 18' 1") Generous main apartment offering contemporary décor, laminate flooring, featuring electric fire place set within wood, ceiling cornice and rose, double glazed window to the front and double glazed sliding doors giving access to conservatory.

Conservatory

3.92m x 2.68m (12' 10" x 8' 10") Second public room offering contemporary décor, laminate flooring, double glazed windows to all aspects with double glazed doors giving access to rear gardens.



Kitchen

3.90m x 2.41m (12' 10" x 7' 11") Modern fitted kitchen offering ample grey gloss wall and base units with complimentary marble effect work surfaces, grey tiled splashback, integrated washing machine, dishwasher, fridge freezer, wine fridge and electric hob with extractor hood, composite sink and drainer, breakfast bar seating area, door access to storage cupboard and double glazed French doors giving access to rear gardens.

Bedroom One

2.57m x 5.52m (8' 5" x 18' 1") Generous double bedroom offering contemporary décor, fitted carpet, storage cupboard, triple door fitted wardrobes, ceiling coving and double glazed window to the front and rear.

Bedroom Two

2.75m x 3.51m (9' 0" x 11' 6") Double bedroom offering modern décor, fitted carpet, triple door fitted wardrobes, ceiling coving and double glazed window to the front and side.



Bathroom

2.78m x 1.84m (9' 1" x 6' 0") Three piece suite, located on the lower level, comprising of WC, wash hand basin vanity unit and shower cubicle with mains operated shower, tiling to walls and floor, chrome heated towel rail, ceiling spotlights and double glazed opaque window to the front.

External

The property further benefits from generous, enclosed private gardens to the rear, thoughtfully landscaped with monobloc and decorative chips, featuring an elevated astro-turfed area ideal for al fresco dining and outdoor entertaining.

To the front, a well-maintained lawn complements the extensive monobloc driveway, offering plentiful off-street parking.

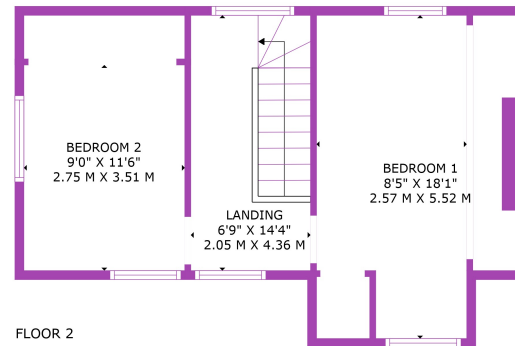
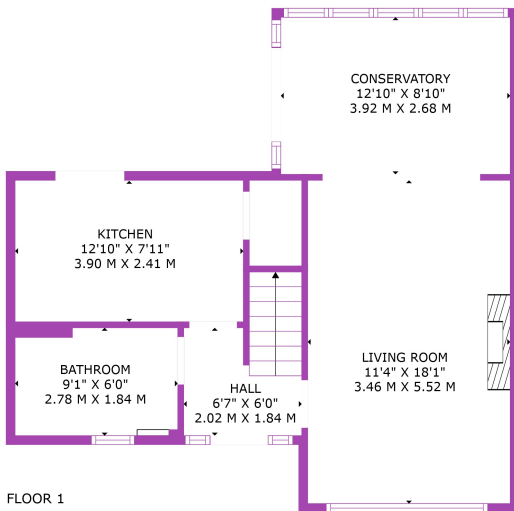
Council Tax Band

Band D

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