



22 Rathlin Avenue  
Kilmarnock, KA1 4LT  
P.O.A.

**GREIG**  
*Residential*



# Rathlin Avenue

Kilmarnock, KA1 4LT

Greig Residential are delighted to present to the market this attractive two bedroom lower flat with generous all on the level accommodation, ideally located close to local amenities and transport links. Having been lovingly maintained by the current owners offering neutral decor and modern fixtures and fittings throughout, further benefiting from enclosed rear garden and off street parking for three cars, this property will be sure to appeal to a wide range of buyers.





### Hallway

With access from the main outer UPVC double glazed door is the entrance hallway with large storage cupboard providing ample storage, contemporary neutral decor, hardwood flooring, door access to lounge, bedrooms and bathroom.

### Lounge

3.73m x 4.77m (12' 3" x 15' 8") Generously proportioned main apartment with double glazed window to the front, shelved alcove, neutral decor, ceiling coving, hardwood flooring, double doors to kitchen.

### Kitchen

2.90m x 3.19m (9' 6" x 10' 6") Modern fitted dining kitchen with ample base and wall storage units with complimentary work surfaces and tiled splashbacks, stainless steel sink/drain, integrated oven, hob and cooker hood, plumbing and space for washing machine, tumble dryer and fridge/freezer, plentiful space for dining table and chairs, neutral decor, laminate flooring, double glazed window to rear and double glazed door to rear garden.

### Bedroom One

3.62m x 4.30m (11' 11" x 14' 1") Generous sized master bedroom with double glazed window to front, ample space for free standing furniture, contemporary decor and fitted carpet.

### Bedroom Two

2.93m x 4.02m (9' 7" x 13' 2") Second generous sized double bedroom with double glazed window to rear, ample space for free standing furniture, contemporary decor and fitted carpet.

### Bathroom

1.75m x 1.84m (5' 9" x 6' 0") Completing the accommodation is the bathroom fitted with modern white suite comprising; w.c., wash hand basin and bath with over bath mains operated shower, wet wall finish to walls and ceiling, ceiling spotlights, tiled flooring, and double glazed opaque window to rear.

### Externally

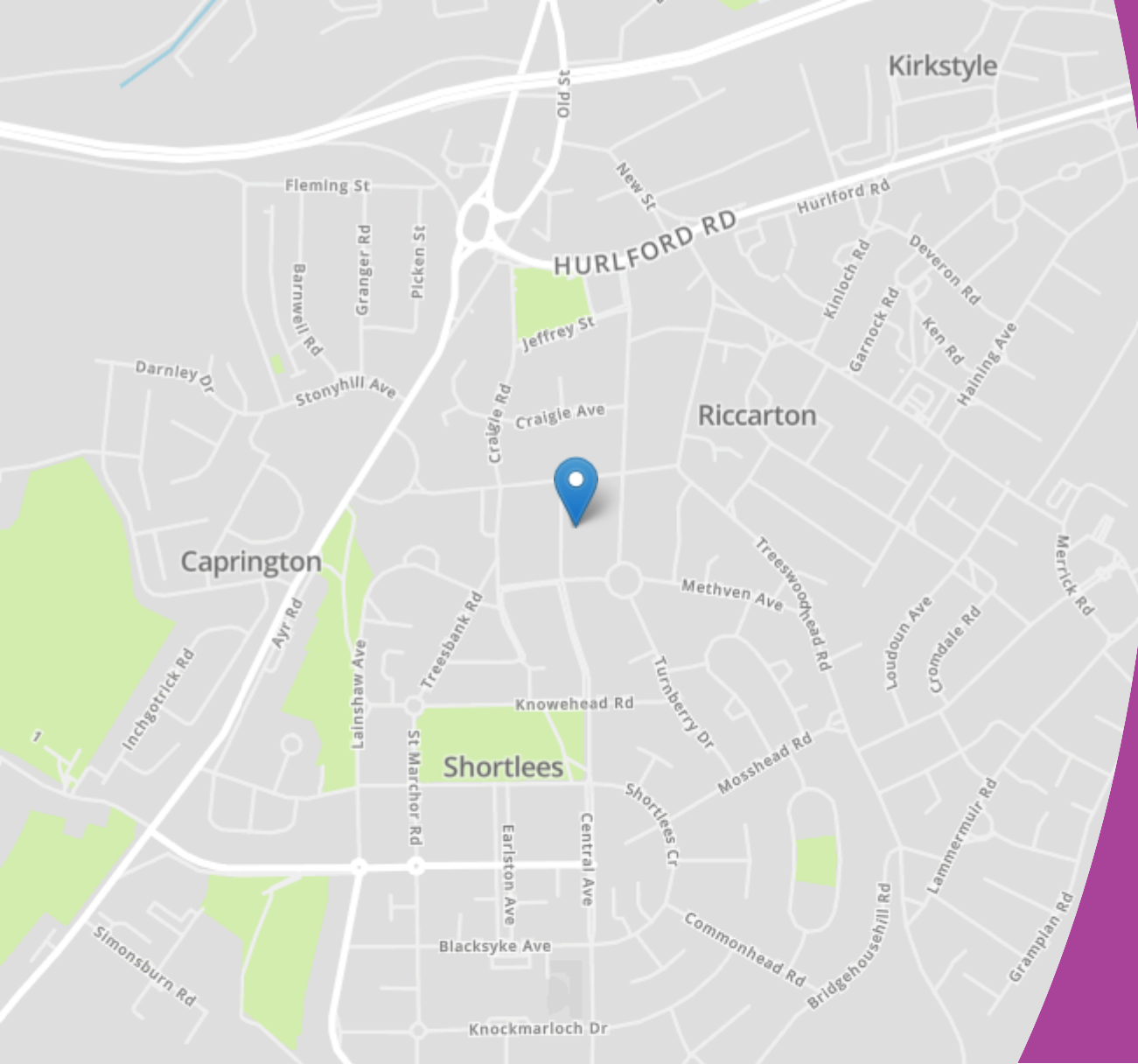
The property benefits from a generous sized rear garden set over two levels with a decked seating area directly accessed from the kitchen providing an excellent outdoor space for Al fresco dining and entertaining. The lower level is laid to chips for ease of maintenance and is fully enclosed with fencing offering a safe and private space.

A monoblock driveway to the front provides off street parking for up to three cars.

### DISCLAIMER

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