



1 Spey Avenue  
Kilmarnock, KA1 3PG  
Offers Over £105,000

**GREIG**  
*Residential*



# Spey Avenue

Kilmarnock, KA1 3PG

Ideally located in the ever popular Bellfield area of Kilmarnock, this superb three bedroom semi detached villa enjoys easy access to a wide range of local amenities, schooling and transport links. Offering generous accommodation over two levels, the property has been lovingly presented with neutral decor and modern fixtures and fittings throughout. Externally, the property sits on an extensive plot providing spacious low maintenance private gardens, ample off street parking and a detached garage, ticking every box. This impressive family home will appeal to a broad range of buyers and is sure to impress all who view.





### Hallway

2.04m x 4.12m (6' 8" x 13' 6") Access is given to a spacious welcoming hallway offering neutral decor, practical under stairs storage cupboard, fitted carpet and two double glazed windows to the side. The hallway gives access to the lounge, kitchen and a carpeted staircase leads to the upper level.

### Lounge

3.63m x 7.14m (11' 11" x 23' 5") Generously proportioned main apartment boasting neutral decor, plentiful space for free standing furniture, ceiling coving, fitted carpet and duel aspect double glazed window to the front and rear.

### Kitchen

2.99m x 2.91m (9' 10" x 9' 7") Fully fitted kitchen complete with ample wall and base storage units, integrated oven, hob and hood, plumbing and space for washing machine and fridge freezer, stainless steel sink and drainer, neutral decor, tiled flooring, double glazed window to the rear and a door to the rear garden.

### Bedroom One

3.80m x 2.99m (12' 6" x 9' 10") The master bedroom is a generous double offering neutral decor, triple fitted wardrobes providing ample storage, ceiling coving, fitted carpet and a double glazed window to the front.

### Bedroom Two

3.14m x 4.05m (10' 4" x 13' 3") A good sized double bedroom boasting neutral decor, fitted carpet and a double glazed window to the rear.



### Bedroom Three

2.26m x 2.93m (7' 5" x 9' 7") Bedroom three is a spacious bedroom with neutral decor, a practical storage cupboard, fitted carpet and a double glazed window to the side.

### Wet Room

2.26m x 1.56m (7' 5" x 5' 1") Completing the accommodation is the wet room comprising of a wash hand basin, wc, mains shower, modern wet wall finish, non slip wet room flooring and a double glazed window to the side.

### Externally

Set on an extensive plot this property offers well maintained private gardens to the front, side and rear, the front of the property has been fully laid to chip with a tarmac driveway to the side allowing for ample off street parking and leading to the garage. The rear garden is complete with a well manicured lawn area, mature bedding and a large paved patio perfect for al fresco dining and entertaining.

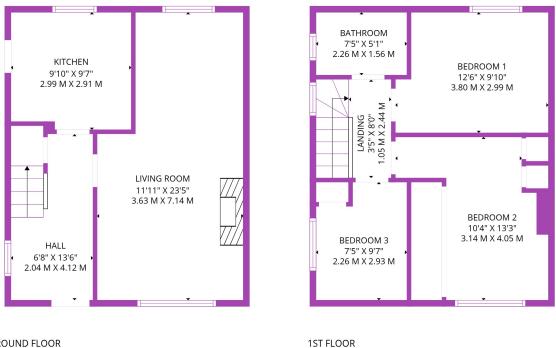
### Council Tax Band

Band B

### Disclaimer

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**TOTAL: 886 sq. ft, 82 m<sup>2</sup>**  
Ground floor: 443 sq. ft, 41 m<sup>2</sup>, 1st floor: 443 sq. ft, 41 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 166 sq. ft, 15 m<sup>2</sup>, WALLS: 97 sq. ft, 11 m<sup>2</sup>

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Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)