



# 130 Blair Avenue

Hurlford  
Kilmarnock, KA1 5AT  
P.O.A.

**GREIG**  
*Residential*



## Blair Avenue

Hurlford, Kilmarnock, KA1 5AT

Greig Residential are delighted to present to the market this two bedroom upper flat located in the heart of Hurlford offering ease of access to local amenities, schooling and transport links. Boasting spacious accommodation with contemporary decor throughout and complemented by ample off street parking, a large timber garage and extensive private gardens. This is sure to appeal to a wide range of buyers from first time home owners, those looking to downsize or investors.





#### Hallway

4.90m x 2.21m (16' 1" x 7' 3") Access is given via an entrance stairwell to welcoming entrance hallway offering contemporary decor, practical storage cupboard and fitted carpet. The hallway gives access to the lounge, kitchen, two bedrooms and bathroom.

#### Lounge

4.57m x 3.51m (15' 0" x 11' 6") Generously proportioned main apartment boasting contemporary decor, plentiful space, ceiling coving, fitted carpet and a double glazed window to the front.

#### Kitchen

3.59m x 2.32m (11' 9" x 7' 7") Fully fitted kitchen complete with modern oak effect wall and base units offering ample storage with contrasting black granite work surface, integrated oven, ceramic hob, fridge freezer, stainless steel sink and drainer, plumbing and space for washing machine, neutral decor, black brick effect splashback, ceiling spotlights and a double glazed window to the front.

#### Bedroom One

3.97m x 3.56m (13' 0" x 11' 8") Generous double bedroom with neutral decor, ceiling coving, laminate flooring and a double glazed window to the rear.

#### Bedroom Two

3.94m x 2.73m (12' 11" x 8' 11") Bedroom two is a spacious double bedroom offering neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the rear.



#### Bathroom

1.82m x 1.38m (6' 0" x 4' 6") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead mains shower, crisp white tiling to walls with contrasting black tiled flooring and a double glazed opaque window to the side.

#### Externally

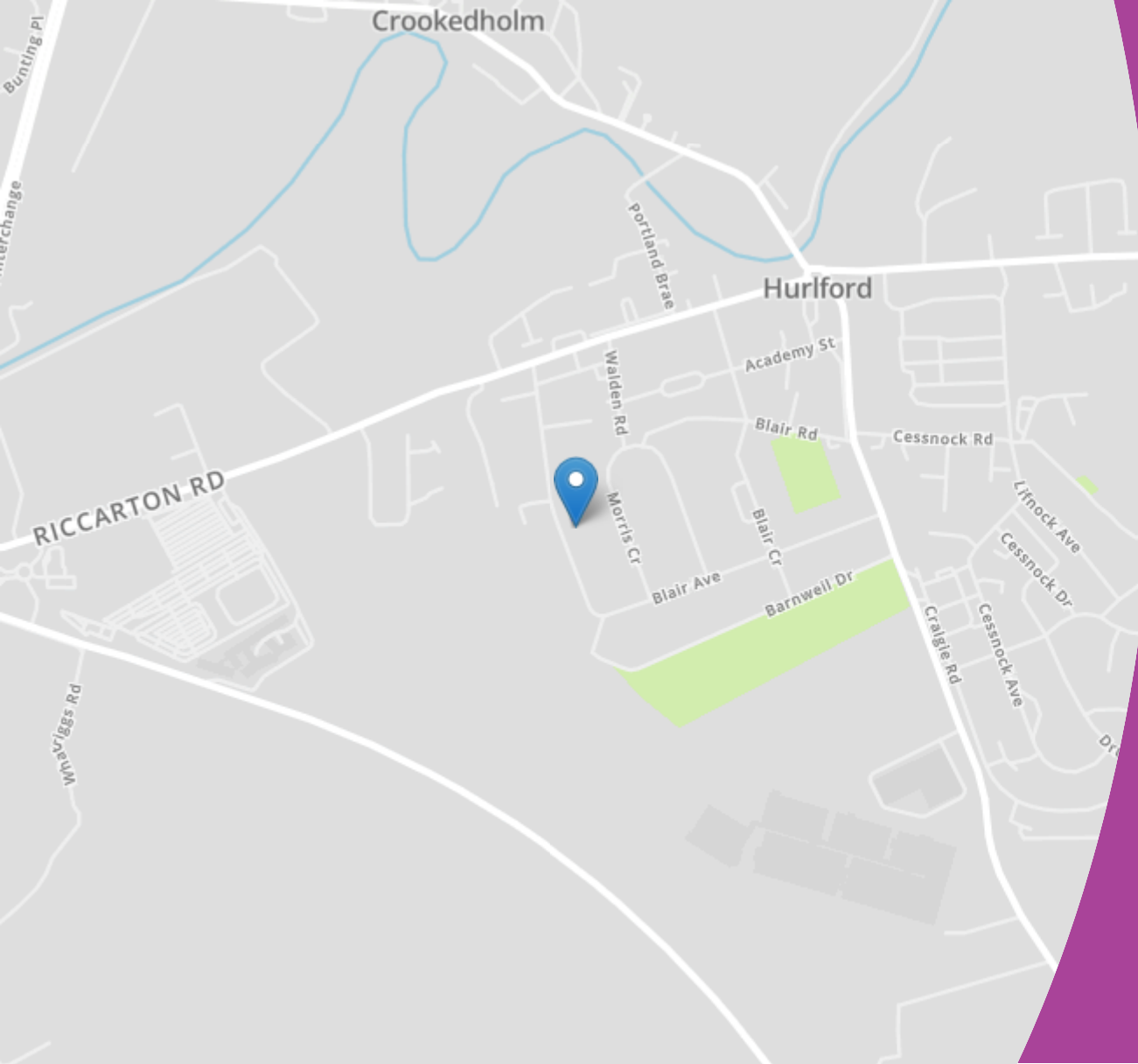
This property boasts large private gardens to the rear with a mono block driveway allowing for ample off street parking and leading to the large garage. The garden consists of a well manicured lawn.

#### Council Tax Band

Band A

#### 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.



# GREIG *Residential*

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