



16 Beauly Crescent
Kilmarnock, KA1 3PY
Offers Over £59,995

GREIG
Residential



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Greig Residential are delighted to present to the market this generous two bedroom semi detached villa boasting a sizeable plot with private front and rear gardens, open greenery to the front, located in the highly sought after Bellfield area of Kilmarnock. Ideally positioned close to local amenities and popular schooling, this home offers a wealth of potential and would be the ideal first home, family villa or investment property.





Hallway

2.42m x 2.19m (7' 11" x 7' 2") With access via the outer UPVC door, the welcoming entrance hallway provides door access to lounge and kitchen, with fitted carpet, neutral decor and double glazed window to the front. Carpeted staircase leading to the upper level with practical understairs storage cupboard.

Lounge

5.80m x 3.06m (19' 0" x 10' 0") Generously proportioned main apartment comprising of feature gas fire within decorative surround, neutral decor and fitted carpet. Dual aspect double glazed windows to the front and rear, plentiful space for freestanding furniture.

Kitchen

3.60m x 2.43m (11' 10" x 8' 0") Spacious fitted kitchen offering a range of wall and base storage units with complimentary work surfaces, composite sink and drainer, plumbing/space for cooker, fridge/freezer and washing machine. Tiling to walls, vinyl flooring, double glazed window to the side and door leading out into the rear gardens.

Bedroom One

4.60m x 2.80m (15' 1" x 9' 2") On the upper level the master bedroom is a generous double offering neutral decor, fitted carpet, storage cupboard and front facing double glazed window.

Bedroom Two

3.75m x 2.90m (12' 4" x 9' 6") The second double bedroom is rear facing with a double glazed window overlooking the gardens, soft decor fitted carpet and practical storage cupboard.

Bathroom

1.72m x 1.70m (5' 8" x 5' 7") Completing the accommodation is the three piece bathroom suite comprising of wash hand basin, wc and bath. Tiling to walls, vinyl flooring and double glazed opaque window to the rear.

External

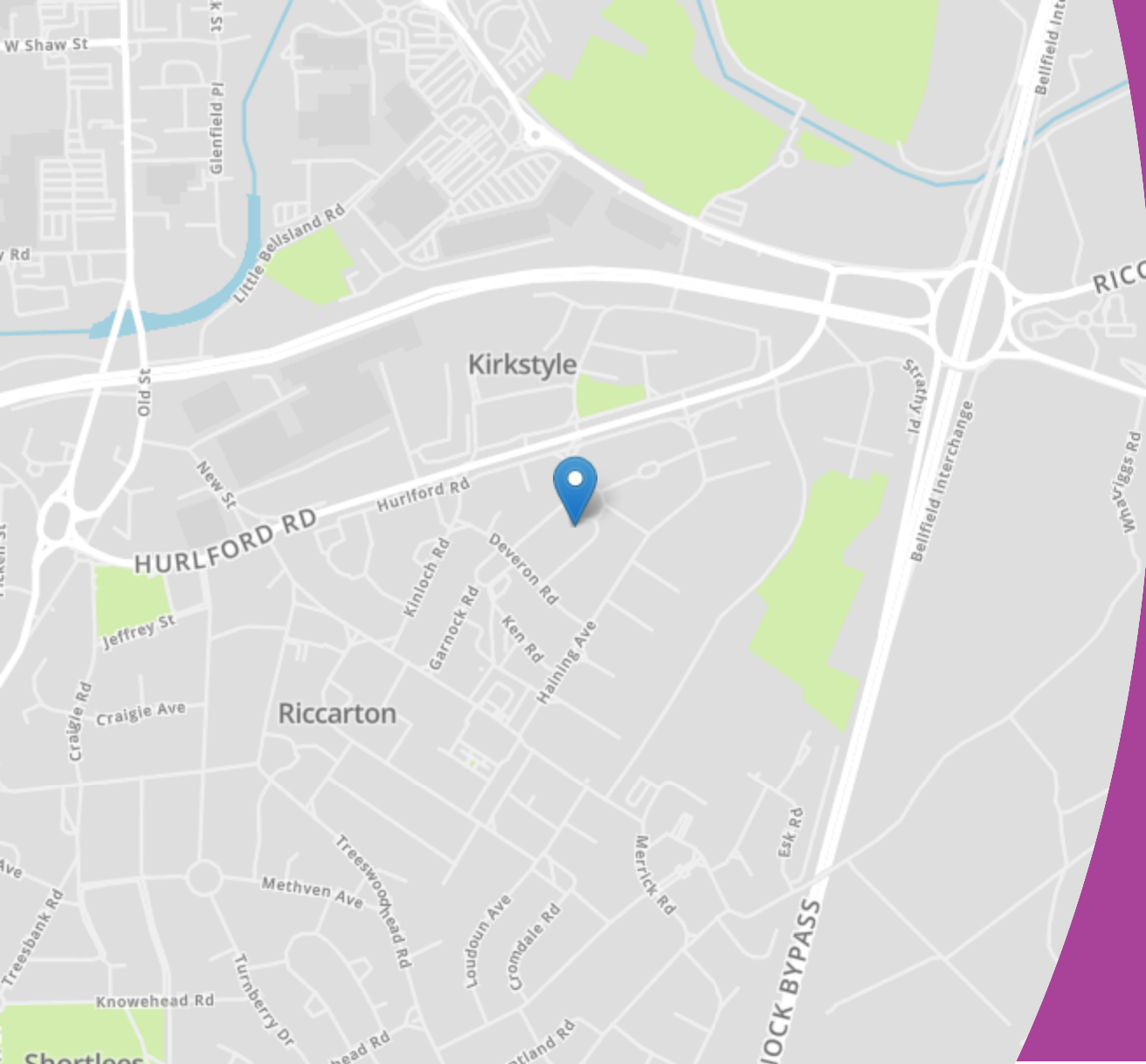
Positioned on a sizeable plot, this villa boasts private garden grounds to the front and rear. The large low maintenance front gardens are mostly laid to chips with paved pathway and driveway providing off street parking. The rear gardens are laid to lawn.

Council Tax

Band A

Disclaimer

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