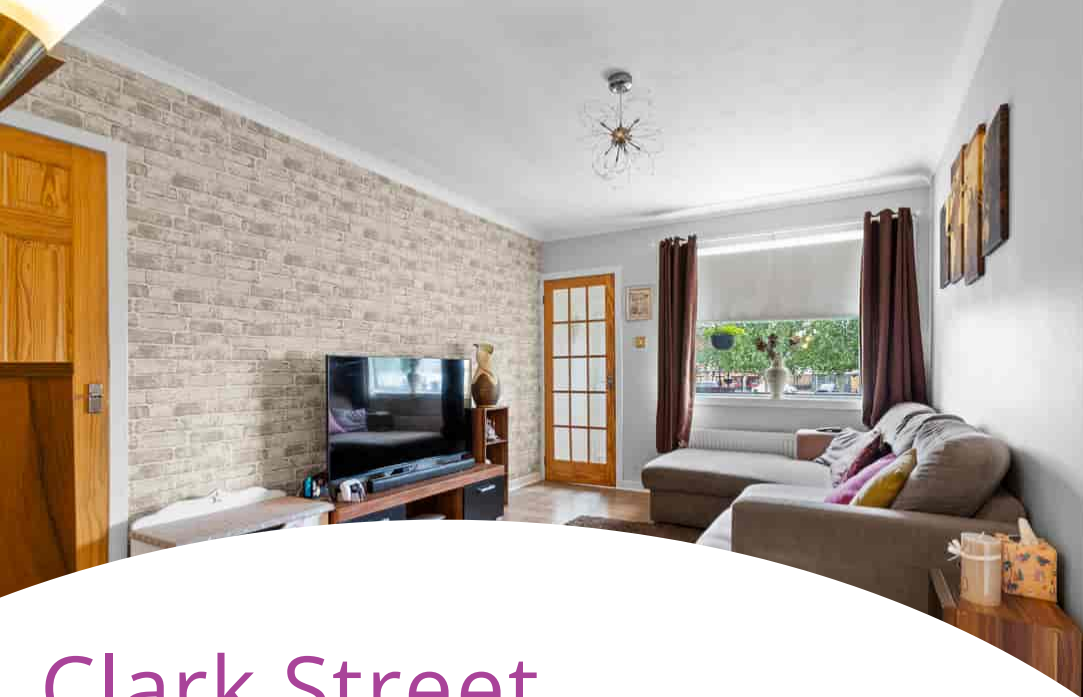




22a Clark Street  
Kilmarnock, KA1 3AJ  
P.O.A.

**GREIG**  
*Residential*





# Clark Street

Kilmarnock, KA1 3AJ

Proudly presenting to the market this superb two bedroom ground floor apartment benefiting from private door entry, located within a stone throw to Kilmarnock town centre with direct access to all local amenities and transport links. Having been lovingly maintained offering generous all on the level living space complimented by communal gardens and private parking, this is sure to appeal to a wide range of buyers from first time home owners, investors to those looking to downsize.





### Porch

0.85m x 1.11m (2' 9" x 3' 8") Access via private entrance UPVC double glazed door offering neutral décor, laminate floor and internal glazed/wooden door access to lounge.

### Lounge

3.15m x 4.46m (10' 4" x 14' 8") Well proportioned main apartment offering neutral décor, laminate flooring, large under stairs storage cupboard currently used as a study, double glazed window to the front and door access to kitchen.

### Kitchen

1.76m x 4.45m (5' 9" x 14' 7") Modern fitted kitchen offering white gloss wall and base units with complimentary work surfaces, tiled splashback, sink and drainer, plumbing/space for cooker, under counter fridge and washing machine, space for small table and chairs, ceiling coving, crisp white décor, vinyl flooring and double glazed window to the front.

### Inner Hall

1.02m x 2.01m (3' 4" x 6' 7") Giving access to two bedrooms and bathroom with neutral décor, laminate flooring and ceiling coving.

### Bedroom One

3.11m x 3.79m (10' 2" x 12' 5") Generous proportioned double bedroom offering contemporary décor, fitted carpet, fitted mirrored door wardrobes and double glazed window to the rear.

### Bedroom Two

2.88m x 2.37m (9' 5" x 7' 9") Smaller double bedroom offering contemporary décor, fitted carpet, ceiling coving and double glazed window to the rear.

### Bathroom

1.60m x 2.01m (5' 3" x 6' 7") Three piece suite comprising of WC, wash hand basin vanity unit and electric shower over bath, crisp white tiling to walls, tiled flooring, ceiling coving and chrome heated towel rail.

### External

Offering generous communal drying area to the rear with off street parking available to the front.

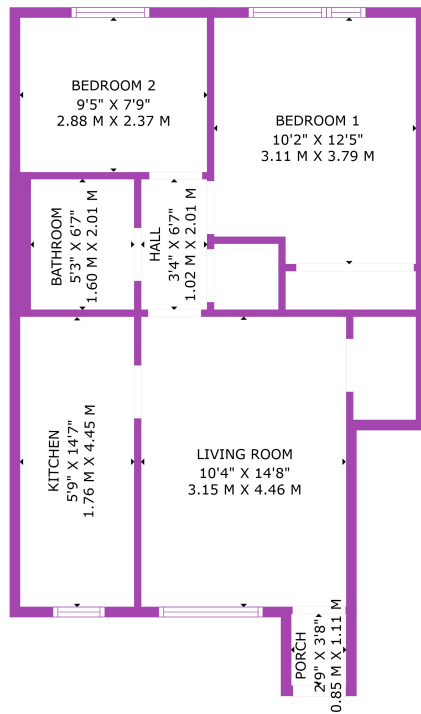
### Council Tax Band

Band B

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**TOTAL: 561 sq. ft, 52 m<sup>2</sup>**

FLOOR 1: 561 sq. ft, 52 m<sup>2</sup>

EXCLUDED AREAS: PORCH: 10 sq. ft, 1 m<sup>2</sup>, WALLS: 55 sq. ft, 5 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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