



13 Fairlie Avenue  
Kilmarnock, KA1 1UA  
P.O.A.

**GREIG**  
*Residential*





# Fairlie Avenue

Kilmarnock, KA1 1UA

Proudly introducing this charming three bedroom traditional detached bungalow enjoying an enviable address within the highly esteemed Gargieston area of Kilmarnock, within popular school catchment and providing ease of access to town centre amenities and transport links. With generous, flexible accommodation conveniently all on the level which has been freshly decorated with new carpeting, this bungalow further benefits from sizeable landscaped gardens, timber garage and extensive driveway. This rarely available family home will appeal to a wide range of purchasers and early viewings are advised.





### Entrance Porch

1.26m x 1.16m (4' 2" x 3' 10") Practical entrance porch complete with neutral decor and tiled flooring, leading into the hallway.

### Hallway

4.10m x 2.32m (13' 5" x 7' 7") Welcoming hallway providing door access to apartment including three bedrooms, sitting room and wet room, with neutral decor and fitted carpet.

### Sitting Room

4.71m x 3.67m (15' 5" x 12' 0") The generously proportioned main living apartment is complete with soft neutral decor and fitted carpet, storage cupboard and double glazed window to the rear overlooking the gardens. Door access to kitchen.

### Kitchen

3.68m x 2.44m (12' 1" x 8' 0") Generous fitted kitchen offering a range of wall and base storage units with complementary work surfaces, composite sink and drainer, integrated appliances including oven, electric hob, fridge/freezer, dishwasher and microwave. Plumbing/space for washing machine, neutral decor, ceiling spotlights, vinyl flooring, double glazed window to the side and door leading out into the gardens.

### Bedroom One/Lounge

4.35m x 4.15m (14' 3" x 13' 7") The master bedroom is a generous double offering soft decor with ceiling coving and fitted carpet, feature fireplace, practical storage cupboard and double glazed bay window to the front. A flexible apartment which could be utilised as a lounge.

### Bedroom Two

4.06m x 3.35m (13' 4" x 11' 0") The second double bedroom is front facing with a double glazed bay window, neutral decor with ceiling cornice and fitted carpet. Useful storage cupboard and plentiful space for freestanding furniture.

### Bedroom Three

3.68m x 3.40m (12' 1" x 11' 2") Bedroom three is a double room offering soft decor, ceiling coving, fitted carpet and a double glazed window to the side.

### Wetroom

2.67m x 1.59m (8' 9" x 5' 3") Three piece wet room comprising of wash hand basin with vanity storage, wc and mains shower. Modern wet wall finish to walls, rubber grip flooring, LED mirror, heated towel rail and side facing double glazed opaque window.

### External

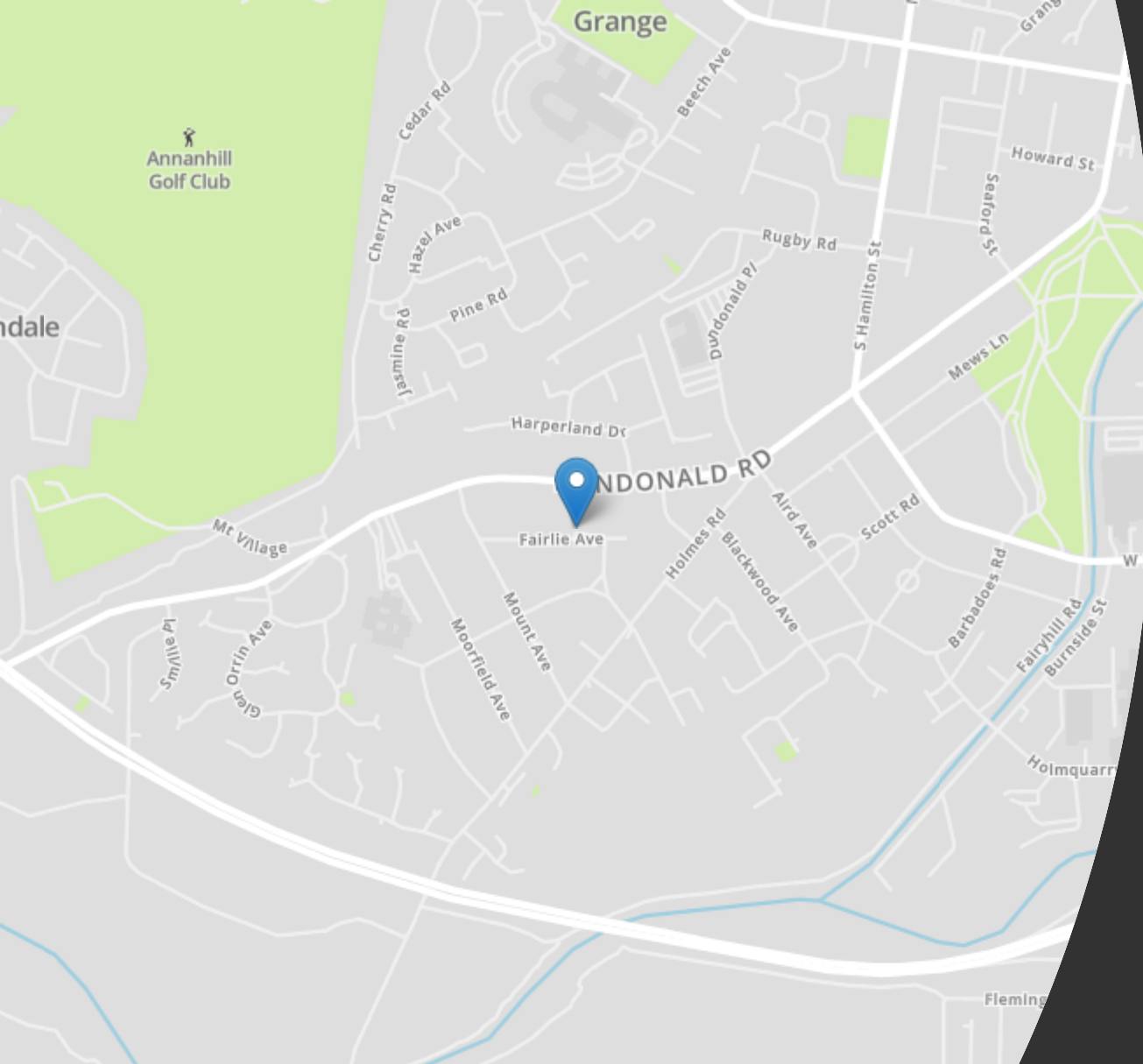
Positioned on a sizeable plot. this bungalow offers private garden grounds to the front and rear, with extensive driveway to the side providing ample off street parking leading to the timber garage. The front gardens are laid to chips with a selection of mature shrubbery. The spacious rear gardens are tastefully landscaped offering a generous lawn, paved patio areas and shrubbery providing colour.

### Council Tax

Band E

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