



Flat 1/2, 2 Fairyhill Road  
Kilmarnock, KA1 1TA  
P.O.A.

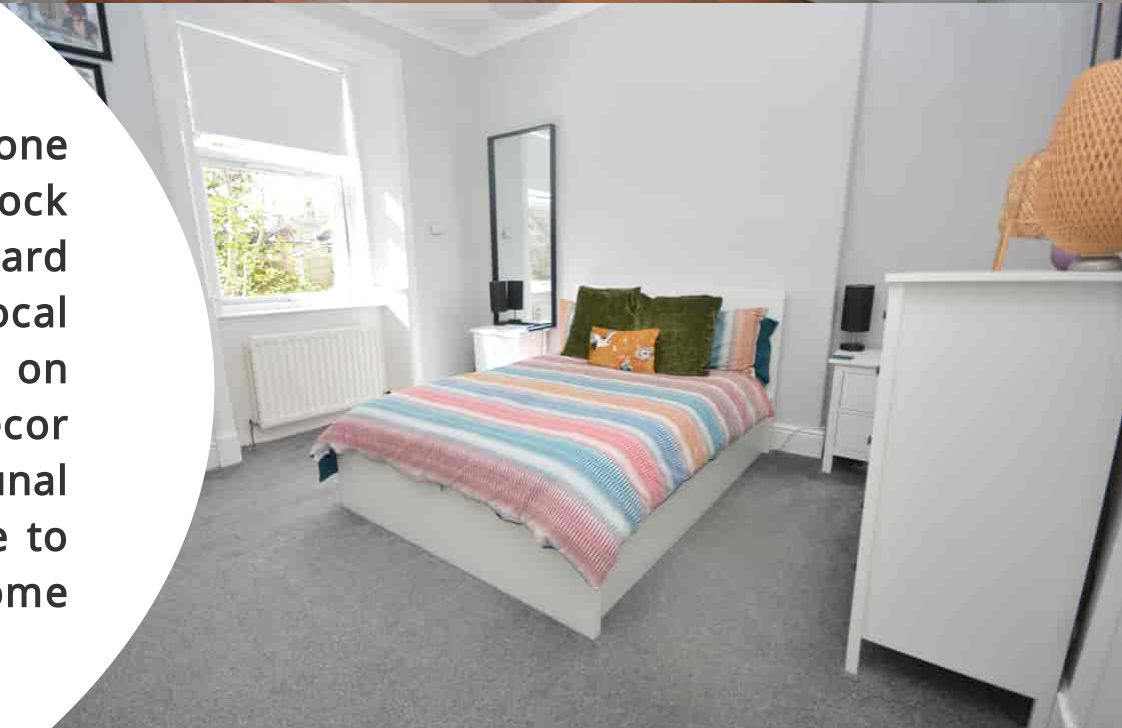
**GREIG**  
*Residential*



# Fairyhill Road

Kilmarnock, KA1 1TA

Proudly presenting to the market this traditional one bedroom upper flat situated in the heart of Kilmarnock within walking distance to the ever popular Howard Park, perfectly positioned for ease of access to local amenities and transport links. Boasting spacious all on the level accommodation with contemporary décor throughout, complimented by generous communal gardens and plentiful on street parking, this is sure to appeal to a wide range of buyers from first time home owners to those looking to downsize.







### Hallway

2.30m x 1.20m (7' 7" x 3' 11") Accessed by outer wooden door from communal entry offering neutral décor, laminate flooring and door access to lounge, shower room and bedroom.

### Lounge

4.15m x 3.65m (13' 7" x 12' 0") Generous main apartment offering contemporary neutral décor, laminate flooring, two double glazed windows to the front and archway through to kitchen.

### Kitchen

2.83m x 2.00m (9' 3" x 6' 7") Contemporary fitted kitchen offering matte white wall and base units with contrasting ash grey wood effect work surfaces, integrated oven with four burner gas hob, stainless steel sink and drainer, plumbing/space for washing machine and fridge freezer, laminate flooring, double glazed window to the front and archway through to lounge.

### Bedroom One

4.13m x 3.70m (13' 7" x 12' 2") Generous double bedroom offering neutral décor, fitted carpet, ceiling coving and double glazed window to the rear.

### Shower Room

2.10m x 1.27m (6' 11" x 4' 2") Three piece suite comprising of WC, wash hand basin and double electric shower cubicle, wet wall, soft grey décor and vinyl flooring.

### External

Generous enclosed communal gardens to the rear laid to lawn and patio.

Plentiful on street parking available to the front.

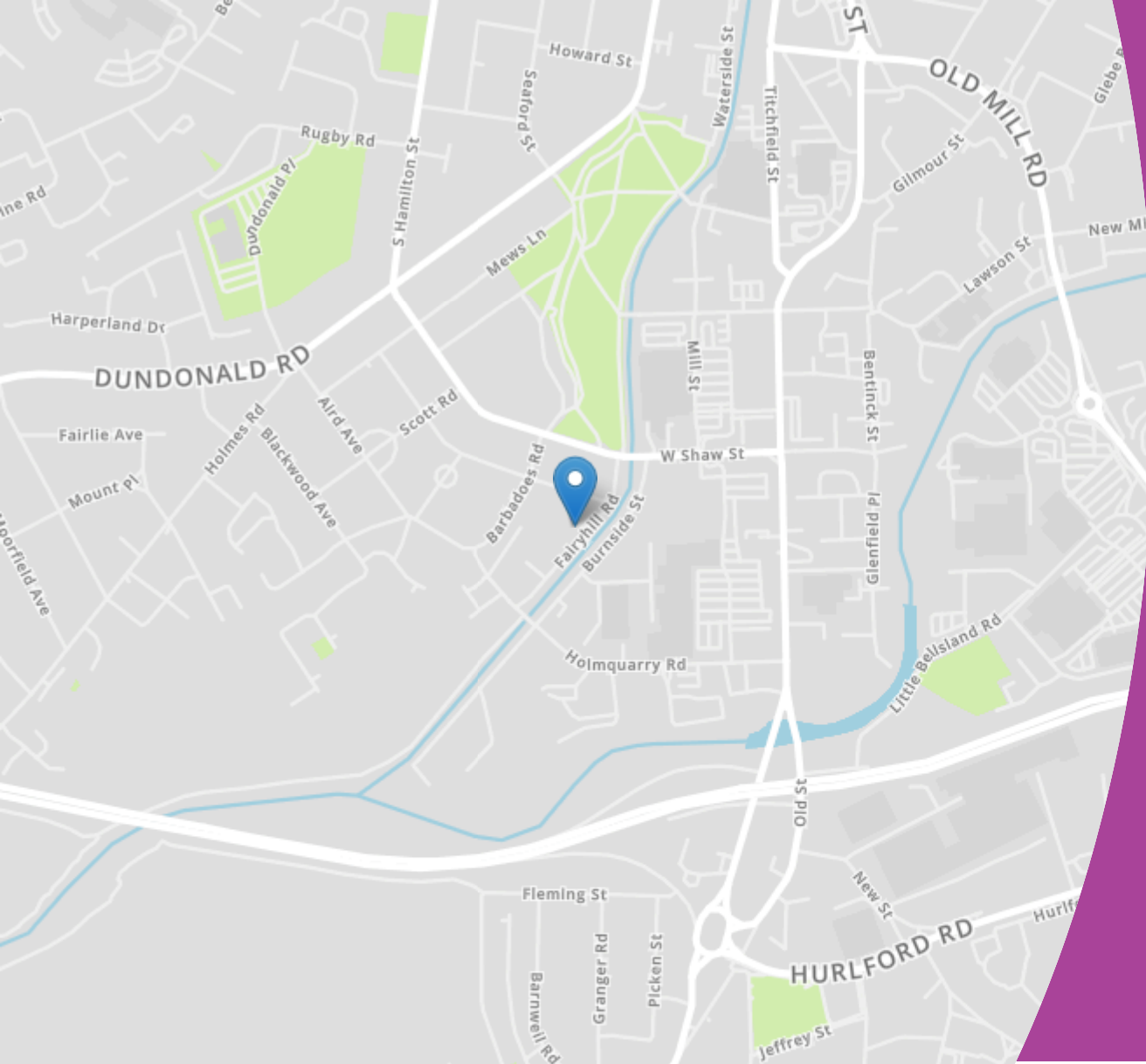
### Council Tax Band

Band A

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