



17 Pine Road  
Kilmarnock, KA1 2EZ  
P.O.A.

**GREIG**  
*Residential*



# Pine Road

Kilmarnock, KA1 2EZ

Proudly presenting this well maintained two bedroom semi detached bungalow, ideally situated within the ever popular Grange estate in Kilmarnock. Featuring attractive, low maintenance gardens and tasteful décor throughout, this property is sure to appeal to a wide range of buyers.

The accommodation is arranged all on one level and offers a comfortable and practical layout, enhanced by upgraded fixtures and fittings. A bright rear conservatory provides valuable additional living space and flexibility to suit a variety of needs, whether for relaxing, dining, or entertaining. The Grange estate is widely regarded as one of the town's most sought after residential areas, with each property enjoying its own individual character, plot, and setting. This home presents an excellent opportunity to secure a desirable all on the level property in a convenient and well established location. Ideally positioned within walking distance to preferred schooling for all levels, close to transport links and town centre amenities, this attractive bungalow holds a strong appeal for a range of purchasers.





### Hallway

2.92m x 2.51m (9' 7" x 8' 3") Welcoming 'L' shaped entrance hallway provides access to apartments including lounge, two bedrooms and bathroom, Complete with fitted carpet, neutral decor and a practical storage cupboard.

### Lounge

5.34m x 3.51m (17' 6" x 11' 6") The formal lounge is a generously proportioned main living apartment offering tasteful decor and fitted carpet, feature wall hung living flame fire and door access to kitchen. Double glazed window to front and French doors leading out to rear gardens.

### Kitchen/Diner

5.35m x 3.40m (17' 7" x 11' 2") Well proportioned modern high gloss dining sized kitchen offering a wide range of wall and base storage units with complimentary worktop surfaces. Dual aspect double glazed windows to the front and rear. Integrated appliances to include oven, gas hob and hood, microwave, fridge and freezer. Plumbing/space for washing machine, ceiling spotlighting two storage cupboards, plentiful space for dining furniture, double doors to lounge and door leading to conservatory.

### Conservatory

2.90m x 2.94m (9' 6" x 9' 8") Idyllic rear conservatory providing additional, flexible living space complete with full length double glazed windows on two aspects, neutral decor, vinyl flooring, door to kitchen and door leading to rear gardens.

### Bedroom One

The master bedroom offers modern decor with ceiling coving, fitted carpet and a double glazed window to the front.

### Bedroom Two

3.37m x 3.62m (11' 1" x 11' 11") The second double bedroom is side facing with a double glazed window, soft decor, ceiling coving and fitted carpet.

### Bathroom

2.12m x 1.95m (6' 11" x 6' 5") Completing the accommodation is the modern three piece family shower room suite comprising of wash hand basin, wc and shower cubicle with mains overhead shower. Heated towel rail, contemporary wet wall finish, tiled floor and rear facing double glazed window.

### External

Externally the property offers generous low maintenance gardens to the front and rear. Rear gardens boast raised decked area leading to artificial lawn. Generous chipped area with paved pathway. The garden grounds are very well maintained and offer a selection of gorgeous shrubs and small trees. Timber built garden shed with power.

The front gardens offer neat chipped area with colourful shrubs. Ample off street parking via the monobloc driveway to the front and side. with practical carport.

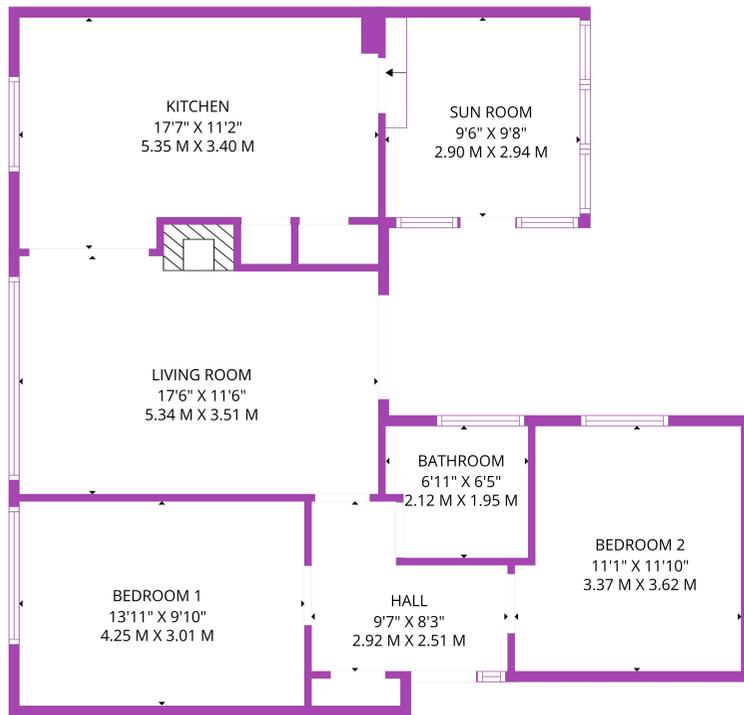
### Council Tax

Band D

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**TOTAL: 891 sq. ft, 83 m<sup>2</sup>**  
Ground floor: 891 sq. ft, 83 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 80 sq. ft, 7 m<sup>2</sup>  
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