



3 Burns Avenue
Kilmarnock, KA3 1SE
P.O.A.

GREIG
Residential



Burns Avenue

Kilmarnock, KA3 1SE

Proudly presenting to the market this charming traditional two bedroom ground floor flat located within the popular residential area of Beansburn in Kilmarnock, within walking distance to the historic Dean Castle country park, close local amenities and direct transport links to Glasgow. Boasting spacious all on the level accommodation presented with neutral décor whilst retaining an abundance of traditional features throughout. This is the ideal first time buy or downsize and is sure to impress all who view.





Hallway

4.36m x 2.18m (14' 4" x 7' 2") Accessed into bright freshly decorated hallway from communal entry offering crisp white décor, hardwood flooring, large walk in storage cupboard, traditional high skirtings, original traditional doors giving access to lounge, bathroom and two double bedrooms.

Lounge

5.06m x 3.92m (16' 7" x 12' 10") Generous main apartment offering crisp white décor, hardwood flooring, traditional high ceilings with cornice and spotlights, traditional high skirtings, shelved alcove, double glazed window to the rear overlooking gardens and door access to kitchen.

Kitchen

2.35m x 1.63m (7' 9" x 5' 4") Fitted kitchen offering wall and base units, integrated oven with four burner gas hob, stainless steel sink and drainer, plumbing/space for washing machine, crisp white décor, traditional high ceiling with coving, laminate flooring, double glazed window to the rear and private door access to rear gardens.

Bedroom One

5.30m x 4.09m (17' 5" x 13' 5") Generous proportioned main bedroom/ second public room offering crisp white décor, solid wood flooring, traditional high skirtings and ceilings with coving, traditional feature fire surround with marble hearth and double glazed bay window to the front with fitted window seat.

Bedroom Two

4.25m x 3.07m (13' 11" x 10' 1") Generous double bedroom offering crisp white décor, fitted carpet, traditional high ceiling with coving and two double glazed windows to the front.

Bathroom

2.92m x 1.78m (9' 7" x 5' 10") Three piece white suite comprising of WC, wash hand basin and shower over bath with mixer taps, brick effect stylish tiling to walls at bath, monochrome tiling to floor, traditional high ceiling with coving, crisp white décor and double glazed opaque window to the rear.

External

Offering generous private and communal gardens to the rear laid to lawn, chip and patio with drying facilities available.

Private laid to lawn garden to the front with on street parking available.

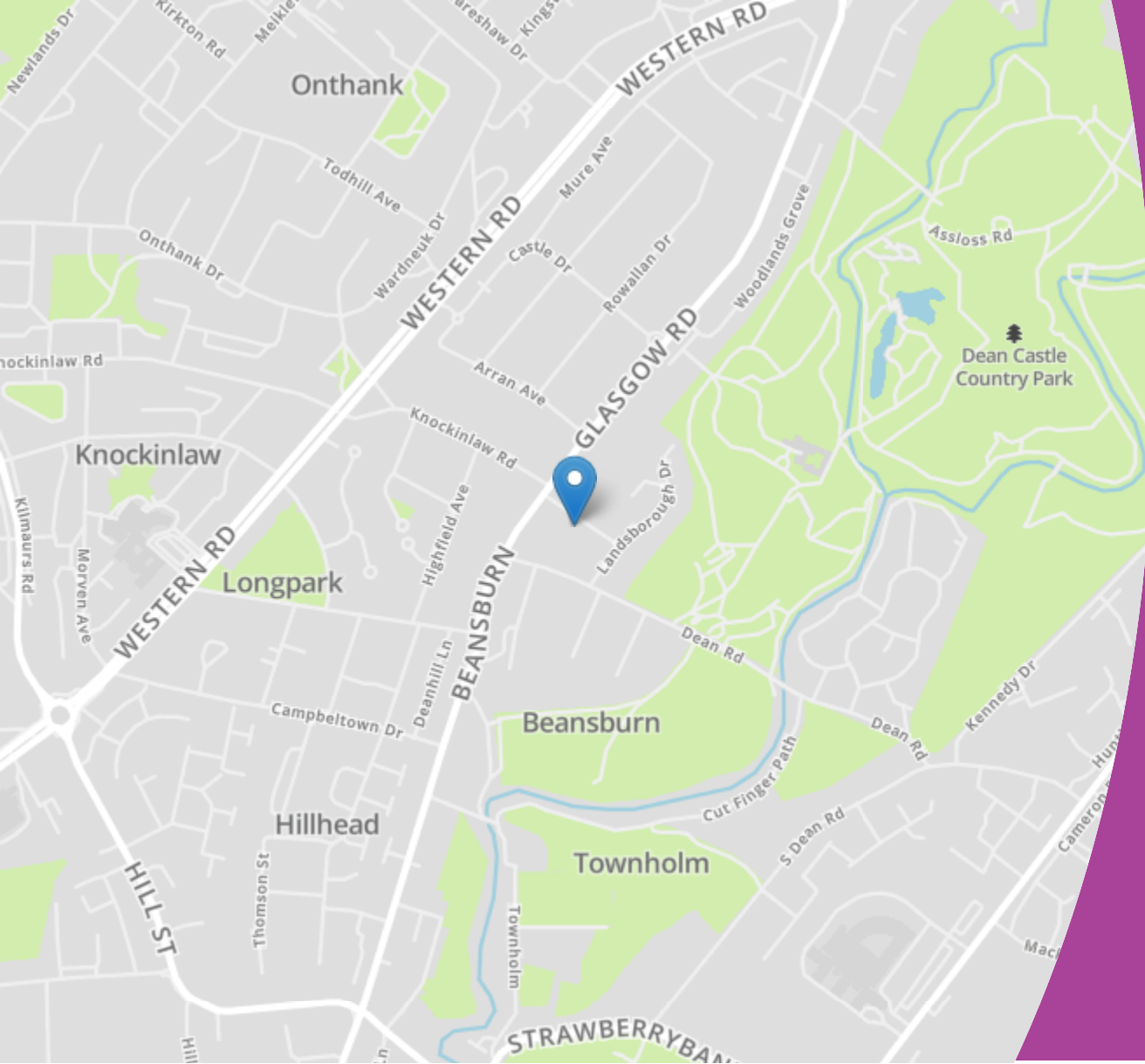
Council Tax Band

Band C

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