



19 Forest Grove  
Kilmarnock, KA3 1UP  
P.O.A.

**GREIG**  
*Residential*





# Forest Grove

Kilmarnock, KA3 1UP

Ideally positioned on the Northern periphery of Kilmarnock with the ever popular Dean Castle Country park on your door step, this superb three bedroom semi detached villa ticks all the boxes for the ideal family home. Boasting spacious accommodation over two levels complimented by ample off street parking, garage and low maintenance private front and rear gardens. Located with ease of access to local amenities, schooling and with direct transport links to Ayr and Glasgow via the M77 this is sure to impress even the most discerning of buyers.





#### Porch

1.54m x 1.71m (5' 1" x 5' 7") Access is given via an outer UPVC door to a welcoming entrance porch offering neutral decor, practical storage cupboard, tiled flooring and a door leading to the lounge.

#### Lounge

4.81m x 4.69m (15' 9" x 15' 5") Generously proportioned main apartment with a superb open plan layout to the dining room boasting soft neutral decor, feature brick fireplace, plentiful space for free standing furniture, practical under stairs storage cupboard, fitted carpet, double glazed window to the front and a carpeted staircase leading to the upper level.

#### Dining Area

2.48m x 3.28m (8' 2" x 10' 9") The dining area offers soft neutral decor, fitted carpet, a door leading to the kitchen and double glazed patio doors over looking and giving access to the rear gardens.

#### Kitchen

2.22m x 3.17m (7' 3" x 10' 5") Fully fitted kitchen complete with plentiful wall and base storage units with complimentary work surface, integrated oven, gas hob, plumbing space for fridge freezer and washing machine, neutral decor, tiled splashback, tiled flooring and a double glazed window to the rear.

#### Bedroom One

2.85m x 4.10m (9' 4" x 13' 5") Generous master bedroom offering neutral decor, fitted carpet and a double glazed window to the rear.

#### Bedroom Two

2.81m x 2.74m (9' 3" x 9' 0") Spacious double bedroom with neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the front.

#### Bedroom Three

2.53m x 3.77m (8' 4" x 12' 4") A good sized bedroom complete with neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the front.

#### Bathroom

1.99m x 1.77m (6' 6" x 5' 10") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead mains shower, tiling to walls and flooring and a double glazed opaque window to the rear.

#### Externally

This property boasts spacious private gardens, the front garden offers a well manicured lawn area with a paved driveway to the side allowing for ample off street parking and leading to the garage. The rear garden is tiered with areas of lawn, chips, an area of mature bedding and a paved patio perfect for al fresco dining and entertaining.

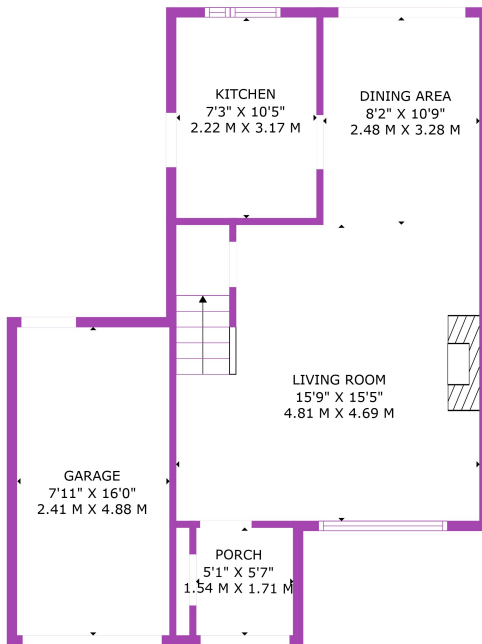
#### Council Tax Band

Band D

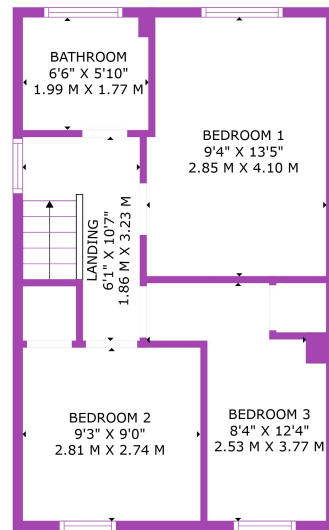
#### Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.





FLOOR 1



FLOOR 2

**TOTAL: 835 sq. ft, 77 m2**

FLOOR 1: 421 sq. ft, 39 m2, FLOOR 2: 414 sq. ft, 38 m2  
EXCLUDED AREAS: PORCH: 28 sq. ft, 3 m2, GARAGE: 127 sq. ft, 12 m2

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

