



89 Munro Avenue
Kilmarnock, KA1 2NA
P.O.A.

GREIG
Residential



Munro Avenue

Kilmarnock, KA1 2NA

Proudly presenting this impressive two bedroom semi detached villa which has been extensively upgraded by the current owners, located within the ever popular Bonnyton area of Kilmarnock close to town centre, preferred school primary & secondary catchment and transport links. Presented in first class condition both internally and externally with modern fixtures, fittings and decor, this is sure to appeal to a wide range of purchasers including first time home owners, investors and those looking to downsize.





NB

This property benefits from Local Authority permission to lower kerb to enable private off street parking to be installed.

Hallway

2.08m x 1.40m (6' 10" x 4' 7") Access is given via an outer solid oak door to a welcoming entrance hallway offering neutral decor, a practical storage cupboard and laminate flooring. Door access to the lounge and kitchen, carpeted staircase leading to the upper level.

Lounge

3.10m x 5.73m (10' 2" x 18' 10") Generously proportioned main apartment boasting contemporary soft decor, feature electric fire within a stone surround, laminate flooring and duel aspect double glazed windows to the front and rear. Plentiful space for freestanding furniture including dining table and chairs.

Kitchen

3.54m x 2.65m (11' 7" x 8' 8") Modern fully fitted kitchen complete with stylish white shaker style wall and base units offering ample storage with complementary oak effect work surfaces, integrated oven, induction hob and hood. Plumbing/space for washing machine and fridge freezer, white ceramic sink and drainer, neutral decor, tiled flooring, double glazed window to the side and UPVC door leading to the rear gardens.

Bedroom One

4.56m x 2.85m (15' 0" x 9' 4") On the upper level the master bedroom is a generous double with soft modern decor, storage cupboard, fitted carpet and a double glazed window to the front.

Bedroom Two

3.80m x 2.77m (12' 6" x 9' 1") A spacious double bedroom featuring fresh white decor, storage cupboard, fitted carpet and double glazed window to the rear overlooking the gardens.

Bathroom

1.68m x 1.68m (5' 6" x 5' 6") Completing the accommodation is the three piece family bathroom suite comprising of a wash hand basin and wc combination unit, bath with overhead electric shower. Wet wall finish to walls, laminate flooring and a double glazed opaque window to the rear.

Externally

This villa benefits externally from a new roof and roughcasting, as well as Local Authority permission to lower the kerb to allow off street parking. Fully enclosed private gardens to the front and rear, mostly laid to lawn with paved pathways.

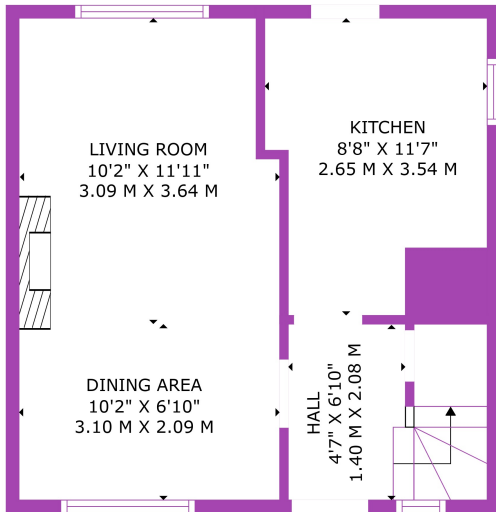
Council Tax Band

Band A

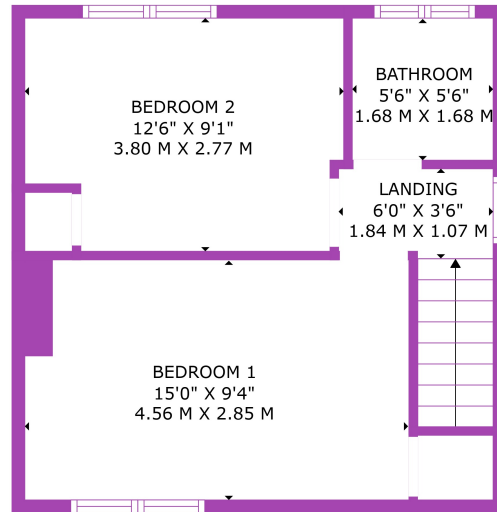
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FLOOR 1



FLOOR 2



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