



7 Irvine Road

Kilmaurs
Kilmarnock, KA3 2RH
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this superb two bedroom semi detached bungalow, located within the ever popular commuter town of Kilmaurs offering ease of access to all local amenities and direct transport links with a regular train service to Kilmarnock and Glasgow. Boasting all on the level accommodation complete with contemporary neutral decor and newly fitting carpeting, this spacious villa is complimented by ample off street parking and generous private gardens. This ticks all the boxes for the ideal first time buy, family home or downsize and is sure to impress even the most discerning of buyers.





Hallway

4.36m x 1.55m (14' 4" x 5' 1") Access is given via an outer UPVC double glazed door to a welcoming entrance hallway offering crisp white decor and laminate flooring. The hallway gives access to the lounge, two bedrooms and wet room.

Lounge

4.30m x 3.48m (14' 1" x 11' 5") Generously proportioned main apartment boasting offering crisp white decor, two feature alcoves with downlighting, ceiling corning and central rose, newly fitted carpeting, double glazed window to the front and door access to the kitchen.

Kitchen

3.73m x 2.45m (12' 3" x 8' 0") Fully fitted kitchen complete with a range of wall and base units providing ample storage with complimentary work surface, plumbing and space for cooker, fridge freezer, washing machine and tumble drier, sink and drainer, crisp white decor, tiled splashback, vinyl flooring, double glazed window to the side and double glazed french doors leading to the rear gardens.

Bedroom One

3.68m x 3.12m (12' 1" x 10' 3") The master bedroom is a generous double offering neutral decor, fitted carpet and a double glazed window to the front.

Bedroom Two

3.52m x 3.23m (11' 7" x 10' 7") A spacious double bedroom with neutral decor, vinyl flooring and a double glazed window to the rear overlooking the gardens.

Wet Room

2.37m x 1.49m (7' 9" x 4' 11") Completing the accommodation is the wet room comprising of a wash hand basin and wc set, mains shower, wet wall ceiling and spotlights, stone effect wet wall, wet room flooring and a double glazed opaque window to the rear.

Externally

Set on a substantial plot offering front and rear private gardens with a tarmac driveway to the side allowing for ample off street parking. The front garden has been designed with ease of maintenance in mind being fully laid to chips whilst the rear garden is complete with a large well manicured lawn and paved patio perfect for al fresco dining and entertaining.

Disclaimer

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