



7 Annandale Gardens

Crosshouse
Kilmarnock, KA2 0LE
P.O.A.

GREIG
Residential



Annandale Gardens

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Proudly presenting to the market this rarely available charming three bedroom detached bungalow located within a quaint pocket of the ever popular village of Crosshouse, ideally situated on a superb corner plot, providing ease of access to local schooling, bus route, amenities and University Hospital. Having been lovingly maintained offering generous all on the level living space with well maintained private gardens and plentiful off street parking on driveway and integral garage, this is sure to appeal to a wide range of buyers from first time home owners to those looking to downsize. Early viewings are advised.





Porch

1.48m x 0.77m (4' 10" x 2' 6") Access into tiled porch via outer wooden storm leading to internal wooden/glazed door to hallway.

Hallway

6.38m x 3.51m (20' 11" x 11' 6") Access via wooden/glazed door from porch into "L" shaped hallway offering contemporary neutral décor, laminate flooring, two storage cupboards, one housing central heating boiler, ceiling coving and door access to lounge, kitchen, three bedrooms and bathroom.

Lounge/Diner

4.24m x 7.08m (13' 11" x 23' 3") Well proportioned main apartment offering contemporary neutral décor, laminate flooring, ceiling coving, offering plentiful space for living and dining room furniture, large full length window to the front and two double glazed windows to the side.



Kitchen

4.16m x 2.55m (13' 8" x 8' 4") Contemporary fitted kitchen offering stylish grey wall and base units with complimentary oak effect work surfaces, decorative shelving, integrated oven with ceramic hob and extractor hood, plumbing/space for fridge freezer and dishwasher, porcelain sink and drainer, neutral décor, ceiling coving, laminate flooring, double glazed window to the rear and door access to utility room.

Utility Room

1.92m x 2.34m (6' 4" x 7' 8") Providing additional units, plumbing/space for washing machine, laminate flooring, double glazed window to the side and double glazed UPVC door giving access to rear gardens.

Bedroom One

3.68m x 3.32m (12' 1" x 10' 11") Generous double bedroom offering contemporary décor, fitted carpet, fitted wardrobes and double glazed window to the front.

Bedroom Two

2.65m x 3.66m (8' 8" x 12' 0") Well proportioned double bedroom offering neutral décor, fitted carpet, ceiling coving and double glazed window the rear.



Bedroom Three

2.61m x 3.32m (8' 7" x 10' 11") Good sized double bedroom offering neutral décor, fitted carpet, fitted wardrobes and double glazed window to the front.

Bath Room

2.12m x 2.55m (6' 11" x 8' 4") Contemporary three piece suite comprising of WC, wash hand basin vanity unit and double walk in shower cubicle with mains operated shower, stylish tiling to walls and floor, ceiling spotlights, ceiling coving and double glazed opaque window to the rear.

External

Offering well maintained wrap around gardens laid to lawn and patio, perfect for al fresco dining and entertaining, surrounded by greenery.

Further benefiting from plentiful off street parking to the front on monobloc driveway and integral garage.

Garage

274m x 5.49m (898' 11" x 18' 0") Offering additional storage space or off street parking.

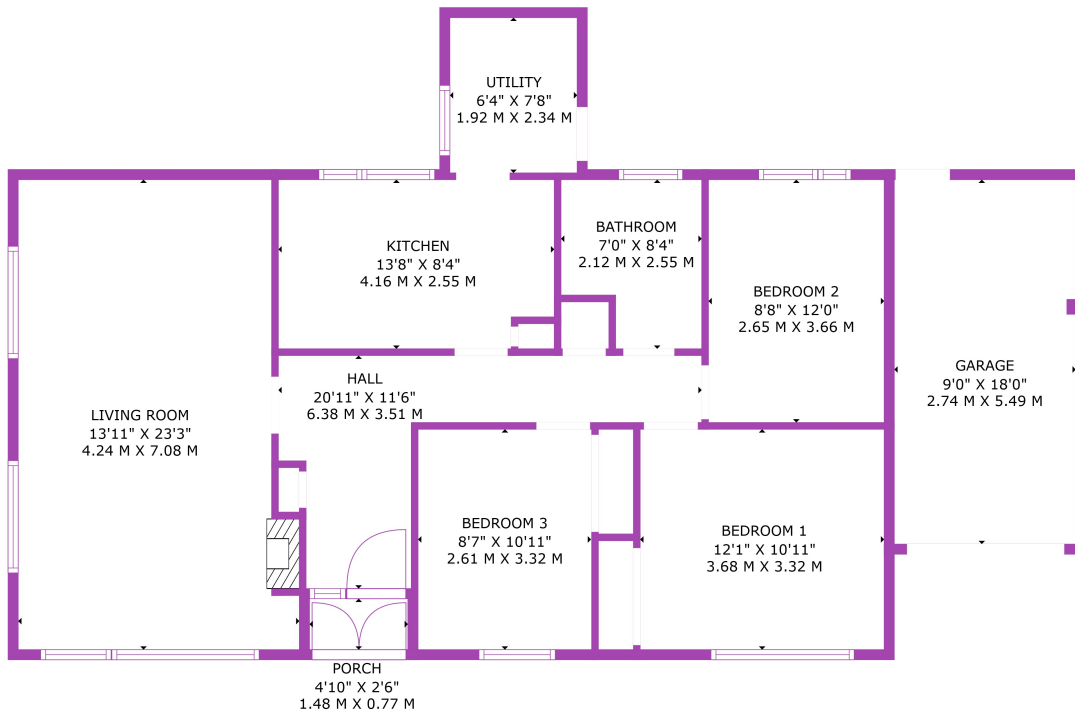
Council Tax Band

Band D

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TOTAL: 1028 sq. ft, 96 m²

FLOOR 1: 1028 sq. ft, 96 m²

EXCLUDED AREAS: PORCH: 12 sq. ft, 1 m²; GARAGE: 162 sq. ft, 15 m²
WALLS: 99 sq. ft, 9 m²

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

