



54 Benrig Avenue

Kilmaurs

Kilmarnock, KA3 2QW

P.O.A.

**GREIG**  
*Residential*



# Benrig Avenue

Kilmaurs, Kilmarnock, KA3 2QW

Greig Residential are delighted to present to the market this unique three bedroom detached bungalow located in the heart of Kilmaurs close to local amenities, schooling and transport links. The property sits on a substantial plot with wrap around garden grounds, complete with a double garage and a large driveway. The property comprises of; generous main lounge, three bedrooms, shower room, dining room and kitchen. The property offers a wealth of potential and we are sure this will appeal to a wide range of buyers.





### Hallway

3.98m x 1.69m (13' 1" x 5' 7") Accessed by outer double glazed opaque door, the hallway offers access to all three bedrooms, lounge, dining, shower room and kitchen. Storage cupboard, fitted carpet and neutral decor.

### Lounge

5.71m x 5.33m (18' 9" x 17' 6") Impressive sized main apartment with feature electric fire set within wood surround, fitted carpet, neutral decor, two double glazed windows to the front and sliding patio doors to side garden.

### Dining Room

3.68m x 2.89m (12' 1" x 9' 6") Fitted carpet, neutral decor, double glazed window to the side and door access to the lounge and kitchen.

### Kitchen

4.50m x 4.10m (14' 9" x 13' 5") Fitted kitchen with a selection with wall and base units, plumbing space for washing machine, cooker and fridge freezer, stainless steel sink and drainer, storage cupboard, vinyl flooring, double glazed window to the rear and a door leading to rear gardens.



### Shower Room

3.08m x 2.92m (10' 1" x 9' 7") Three piece white suite with wc, wash hand basin, large shower cubicle, tiling to walls and floor, ceiling spot lights and a double glazed opaque window to the rear.

### Bedroom One

4.20m x 3.09m (13' 9" x 10' 2") Double bedroom with laminate flooring, neutral decor, fitted wardrobes and a double glazed window to the rear.

### Bedroom Two

3.94m x 3.10m (12' 11" x 10' 2") Double bedroom with fitted carpet, neutral decor, fitted wardrobes and a double glazed window to the front.

### Bedroom Three

2.89m x 2.74m (9' 6" x 9' 0") Single bedroom with laminate flooring, neutral decor, fitted wardrobes and a double glazed window to the front.



### External

The property sits on an impressive plot with substantial, wrap around garden grounds with well manicured lawn areas along with a selection of mature trees, shrubs and plants. The property further benefits from a large driveway providing ample off street parking along with a double garage.

### COUNCIL TAX BAND

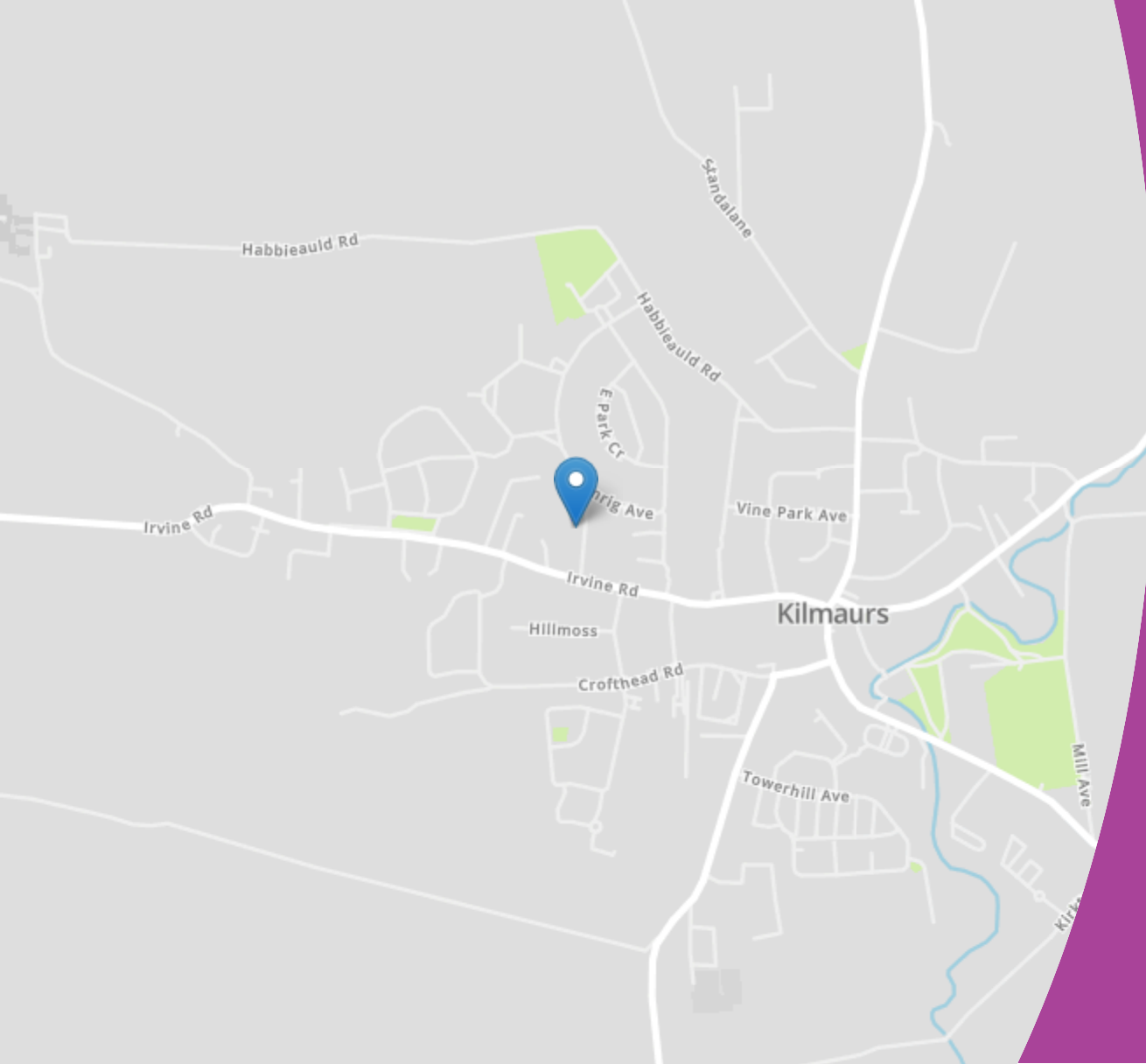
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