



76 Richardson Avenue

Hurlford

Kilmarnock, KA1 5DX

Offers Over £99,995

GREIG
Residential



Richardson Avenue

Hurlford, Kilmarnock, KA1 5DX

Proudly presenting this impressive three bedroom semi detached villa boasting a contemporary open plan layout on the lower level with modern fixtures and fittings and excellent garden room within the landscaped gardens. Located within a highly popular residential area of Hurlford, this family home is well positioned for schooling and access to M77 transport links. Further enhanced with a driveway providing off street parking and having been well maintained throughout, we are confident this will appeal.





Lounge/Diner

6.20m x 3.59m (20' 4" x 11' 9") The formal lounge boasts a contemporary open plan layout to the kitchen, complete with modern decor with crisp white wall finishes and feature acoustic wall panelling around TV area. Laminate flooring, ceiling spotlights, dual aspect double glazed windows to the front and rear, carpeted staircase leading to the upper level. Ample space for dining furniture.

Kitchen

6.21m x 2.77m (20' 4" x 9' 1") Stylish and generous fitted kitchen providing a wide range of grey gloss wall and base storage units with complementary work surfaces, composite sink and drainer, integrated appliances including double oven and gas hob. Space for American style fridge/freezer and dishwasher, sizeable understairs storage cupboard with plumbing/space for washing machine and tumble dryer, modern splashback and ceiling spotlights. Neutral decor, laminate flooring, dual aspect double glazed windows to the front and rear, door leading out into the rear gardens. Open access to lounge.

Bedroom One

3.69m x 3.48m (12' 1" x 11' 5") On the upper level the master bedroom is a generous double with crisp white decor and fitted carpet, triple mirrored door fitted wardrobes providing ample storage space and front facing double glazed window.

Bedroom Two

4.46m x 2.42m (14' 8" x 7' 11") The second double bedroom offers neutral decor, fitted carpet and double glazed window to the rear overlooking the gardens.

Bedroom Three

3.79m x 1.76m (12' 5" x 5' 9") Bedroom three is front facing with a double glazed window, soft white decor, storage cupboard and fitted carpet.

Bathroom

1.81m x 1.79m (5' 11" x 5' 10") Completing the accommodation is the three piece family bathroom comprising of a wash hand basin with vanity storage, wc and bath with overhead mains shower. Contemporary wet wall finish to walls, vinyl flooring, heated towel rail and ceiling spotlights. Double glazed opaque window to the rear.

External

Positioned on a generous plot, this family villa boasts private low maintenance garden grounds to the front and rear. The front gardens are laid to chips with a driveway to the side providing plentiful off street parking. The rear gardens are landscaped comprising of a decked patio, raised concrete patio area and lawn, with a timber garden room. The rear gardens are enclosed allowing for a safe and peaceful outdoor family space.

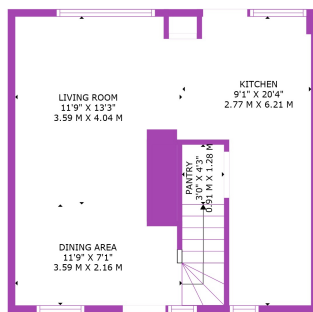
Council Tax

Band A

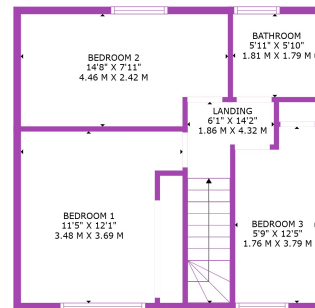
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FLOOR 1



FLOOR 2

TOTAL: 849 sq. ft, 79 m2

FLOOR 1: 423 sq. ft, 39 m2, FLOOR 2: 426 sq. ft, 40 m2

EXCLUDED AREAS: GARDEN ROOM: 161 sq. ft, 15 m2, UNDEFINED: 2 sq. ft, 0 m2, WALLS: 90 sq. ft, 7 m2

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