



6 Dean Road
Kilmarnock, KA3 1RP
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this traditional three apartment ground floor flat located on the periphery of Kilmarnock town centre allowing for ease of access to all local amenities, direct transport links to Glasgow and within walking distance to the ever popular Dean Castle Country Park. This superb flat boasts spacious all on level flexible accommodation and further benefits from private well maintained front and side gardens, fully enclosed with own private side door entrance. Presented in true walk in condition by the current owner offering contemporary stylish decor and modern fixtures and fittings whilst retaining an abundance of traditional features throughout. This ticks all the boxes for the ideal first time buy, downsize or investment and is sure to impress even the most discerning of buyers.





Hallway

2.47m x 1.22m (8' 1" x 4' 0") Access is given via an outer wooden door to a welcoming entrance hallway offering neutral decor, large walk in storage cupboard, ceiling cornicing and fitted carpet. The hallway gives access to the lounge, two bedrooms and shower room.

Lounge

5.19m x 3.81m (17' 0" x 12' 6") Generously proportioned main apartment boasting stylish contemporary decor, feature fire place, ceiling cornicing, traditional high ceiling, fitted carpet a large double glazed bay window to the front and door access to private gardens.

Kitchen

2.46m x 2.14m (8' 1" x 7' 0") Modern fully fitted kitchen complete with navy shaker style wall and base units providing ample storage with complimentary work surface, plumbing and space for cooker, washing machine and fridge freezer, sink and drainer, neutral decor, breakfast bar seating area, wet wall splash back, laminate flooring and two double glazed windows to the rear.

Lounge/Bedroom Two

4.07m x 3.28m (13' 4" x 10' 9") Currently utilised as additional living space, Bedroom two is a spacious double offering contemporary decor, ceiling coving and central rose, feature fireplace, fitted carpet and two double glazed windows to the rear.

Bedroom One

3.23m x 4.26m (10' 7" x 14' 0") The master bedroom is an impressive double boasting contemporary decor, ceiling cornicing, fitted carpet and a double glazed window to the front.

Shower Room

3.24m x 1.29m (10' 8" x 4' 3") Completing the accommodation is the shower room comprising of a wash hand basin, wc, double walk in shower cubicle with waterfall mains shower, contemporary wet wall finish to walls, heated towel rail, ceiling spotlights and click vinyl flooring.

Externally

This property boasts private door access to well maintained front and side gardens, the front garden offers an area laid to mature shrubbery with a paved pathway leading to the fully enclosed side garden. The side garden offers a private tranquil space complete with well manicured lawn area, an area laid to astro turf and mature bedding plants.

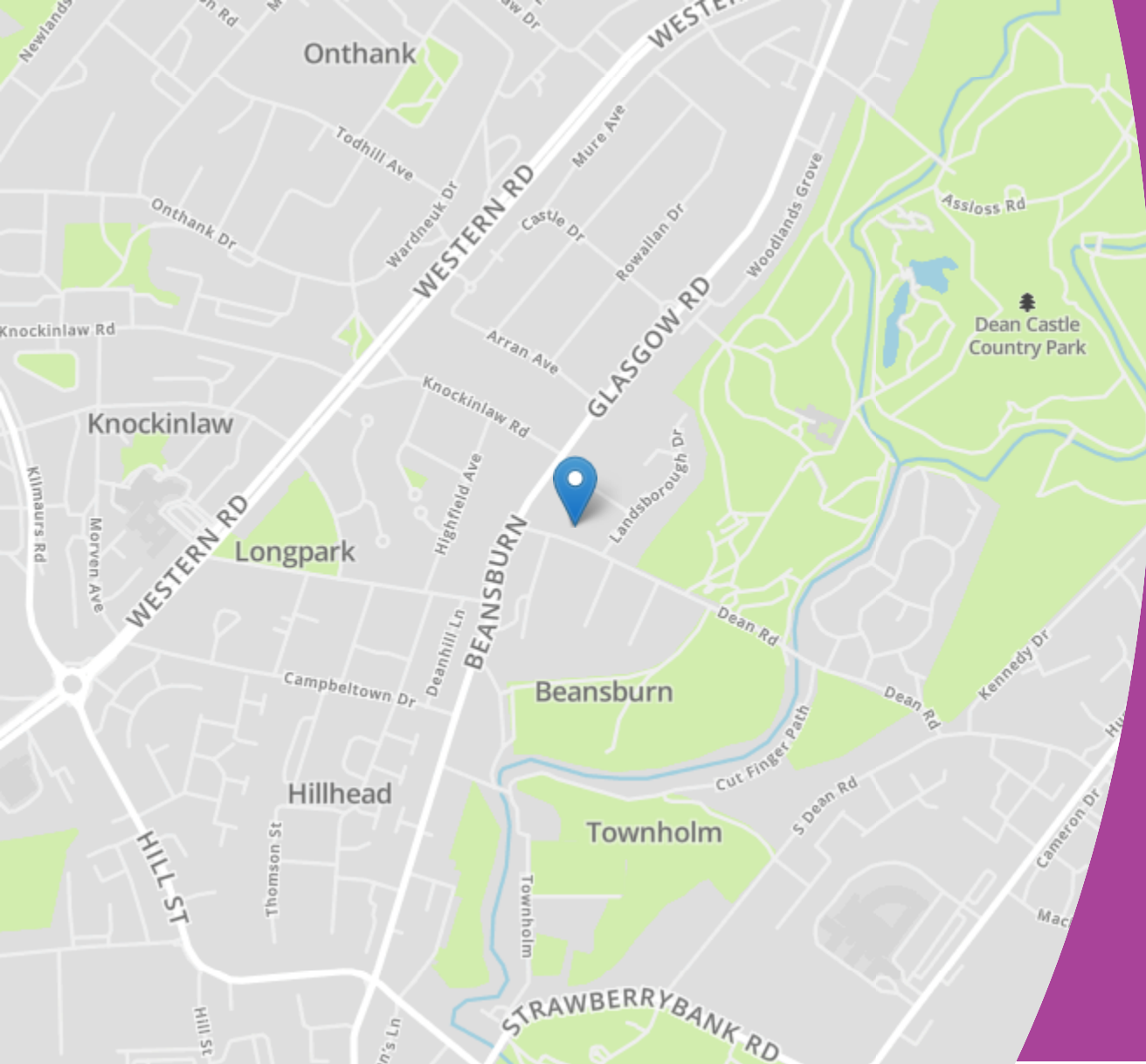
Council Tax Band

Band B

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