



26 Struthers Avenue

Crookedholm
Kilmarnock, KA3 6LL
P.O.A.

GREIG
Residential



Struthers Avenue

Crookedholm, Kilmarnock, KA3 6LL

Introducing to the market this spacious two-bedroom semi-detached villa, located within the ever popular village of Crookedholm. The property enjoys easy access to local amenities and schooling, while the nearby town of Kilmarnock offers a wider range of shopping, leisure facilities and excellent transport links. The accommodation is generously proportioned and arranged over two levels. Externally, the home further benefits from spacious private gardens to the front and rear, a shared driveway and a private garage. This attractive property represents an ideal opportunity for first-time buyers, those looking to downsize, or investors, and is sure to impress all who view.





Hallway

2.95m x 1.99m (9' 8" x 6' 6") Access is given to a welcoming entrance hallway boasting neutral decor, practical under stairs storage cupboard and fitted carpet. The hallway gives access to the lounge, kitchen and a carpeted staircase leads to the upper level.

Lounge

3.03m x 5.76m (9' 11" x 18' 11") Generously proportioned main apartment offering neutral decor, fireplace, fitted carpet and dual aspect double glazed windows to the front and rear.

Kitchen

2.96m x 3.67m (9' 9" x 12' 0") Fully fitted kitchen complete with ample wall and base storage units, complimentary work surface, integrated oven, gas hob, plumbing and space for a washing machine and under counter fridge, stainless steel sink and drainer, modern decor, tiled splashback, vinyl flooring, a double glazed window to the rear and a door to the rear garden.

Bedroom One

3.99m x 2.94m (13' 1" x 9' 8") The master bedroom is a generous double offering neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the front.

Bedroom Two

3.99m x 2.71m (13' 1" x 8' 11") Spacious double bedroom modern decor, fitted carpet and a double glazed window to the rear.

Box Room/Study

1.00m x 1.94m (3' 3" x 6' 4") A spacious, flexible use room with neutral decor, fitted carpet and a double glazed window to the front.

Wet Room

2.00m x 1.59m (6' 7" x 5' 3") Completing the accommodation is the wet room comprising of a wash hand basin, wc, electric shower, stylish wet wall finish, wet room flooring and a double glazed opaque window to the rear.

Externally

This property boasts spacious private gardens to the front and rear, the front garden has been designed with ease of maintenance in mind being fully laid to chip with a shared paved driveway to the side leading to the timber garage and rear garden. The rear garden offers a spacious lawn, mature shrubbery and a patio perfect for al fresco dining and entertaining.

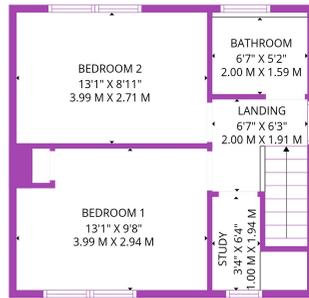
Council Tax Band

Band A

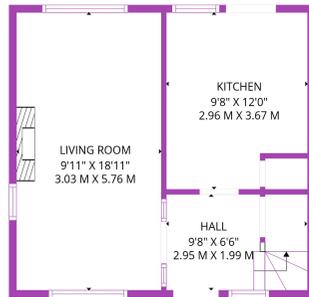
Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.





1ST FLOOR



GROUND FLOOR

TOTAL: 756 sq. ft, 70 m2
Ground floor: 378 sq. ft, 35 m2, 1st floor: 378 sq. ft, 35 m2
EXCLUDED AREAS: WALLS: 78 sq. ft, 8 m2

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

