



30 Pentland Road
Kilmarnock, KA1 3RU
P.O.A.

GREIG
Residential



Pentland Road

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Perfectly positioned on a preferred corner plot, this superb two bedroom end of terraced villa is sure to impress. Boasting spacious accommodation over two levels, having been beautifully present by the current owner with contemporary neutral decor and stylish fixtures and fittings throughout. Complimented by low maintenance private gardens, ample off street parking and located within the ever popular Bellfield area of Kilmarnock offering ease of access to all local amenities, schooling and transport links, this immaculate villa ticks all the boxes for the ideal family home.





Hallway

2.40m x 2.08m (7' 10" x 6' 10") Access is given via an outer white UPVC door to a welcoming entrance hallway offering contemporary neutral decor, practical storage cupboard and laminate flooring. The hallway gives access to the lounge, kitchen and carpeted staircase leads to the upper level.

Lounge

5.99m x 3.04m (19' 8" x 10' 0") Generously proportioned main apartment boasting soft neutral decor, feature tv wall with feature wood panelling, laminate flooring and dual aspect double glazed windows to the front and rear.

Kitchen

3.58m x 2.68m (11' 9" x 8' 10") Newly fitted stylish kitchen complete with modern matt grey wall and base units providing ample storage with complimentary work surfaces and matt black finishes, integrated oven, gas hob and hood, plumbing and space for fridge freezer and washing machine, neutral decor, black glass splashback, laminate flooring, a double glazed window to the rear and a UPVC door to rear gardens.

Bedroom One

4.57m x 2.84m (15' 0" x 9' 4") Generously proportioned main apartment offering contemporary decor, practical storage cupboard, fitted carpet and a double glazed window to the front.

Bedroom Two

3.80m x 2.88m (12' 6" x 9' 5") A spacious double bedroom with soft neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the rear.

Shower Room

1.74m x 1.70m (5' 9" x 5' 7") Completing the accommodation is the family shower room comprising of a wash hand basin with vanity unit, wc, corner shower cubicle with electric shower, stylish grey wet wall chrome heated towel rail, ceiling spotlights, vinyl flooring and a double glazed opaque window to the rear.

Externally

Situated on an extensive corner plot boasting low maintenance private gardens to the front side and rear. The front of the property is fully laid to mono block with a driveway to the side allowing for ample off street parking whilst the large rear garden offers an area laid to astro turf and a paved patio perfect for al fresco dining and entertaining.

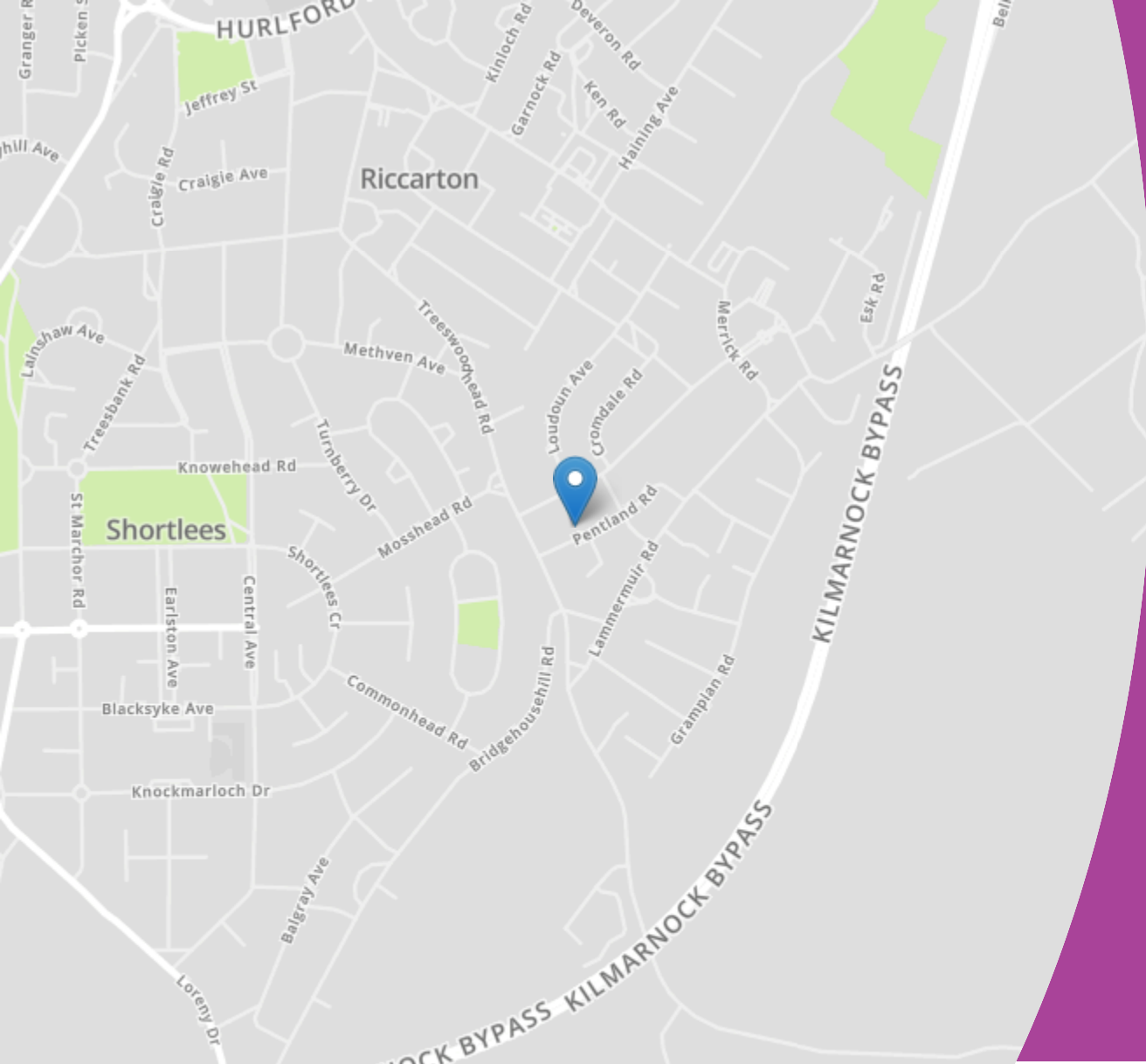
Council Tax Band

Band A

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