



36 Craigie Road

Hurlford

Kilmarnock, KA1 5EB

P.O.A.

GREIG
Residential



Craigie Road

Hurlford, Kilmarnock, KA1 5EB

Proudly presenting this excellent three bedroom end of terrace villa, ideally situated within the highly sought after village of Hurlford on the outskirts of Kilmarnock, enjoying immediate open countryside to the rear. Perfectly positioned for commuters, the property benefits from convenient access to the M77 transport links as well as local schooling and amenities. The home is presented in excellent condition throughout and offers generous, well proportioned accommodation arranged over two levels. Further enhanced externally by a generous plot with private front and rear gardens, we are sure this will appeal to a wide range of purchasers and early viewing is highly recommended.





Hallway

4.82m x 1.90m (15' 10" x 6' 3") Spacious welcoming entrance hallway complete with modern decor, laminate flooring, practical storage cupboard, double glazed window to the side and carpeted staircase leading to the upper level. Door access to the lounge and bathroom.

Lounge

4.26m x 3.87m (14' 0" x 12' 8") The formal lounge is a generously proportioned main living apartment offering soft decor with laminate flooring, decorative feature fireplace surround, double glazed window to the front and plentiful space for freestanding furniture. Access to kitchen.

Kitchen

3.87m x 2.39m (12' 8" x 7' 10") The contemporary fully fitted kitchen offers a wide range of modern white wall and base storage units with complimentary work surfaces, porcelain Belfast sink unit, integrated appliances including oven, gas hob and fridge/freezer. Contemporary decor, tiled flooring, double glazed window to the rear and door leading out into the rear gardens.

Bathroom

1.89m x 1.84m (6' 2" x 6' 0") Positioned on the ground floor is the three piece family bathroom comprising of a wash hand basin, wc and bath with overhead mains shower. Soft decor, a range of tile and wet wall finish to walls, stylish vinyl flooring, ceiling spotlights and a double glazed opaque window to the rear.

Bedroom One

4.94m x 2.67m (16' 2" x 8' 9") On the upper level the master bedroom is a generous double offering contemporary decor with wooden flooring, storage cupboard and front facing double glazed window.

Bedroom Two

3.96m x 2.75m (13' 0" x 9' 0") The second double bedroom is rear facing with a double glazed window overlooking the gardens and boasting open countryside views, neutral decor and fitted carpet.

Bedroom Three

2.98m x 2.87m (9' 9" x 9' 5") Bedroom three is complete with soft decor, fitted carpet and a rear facing double glazed window enjoying open outlooks.

External

Positioned on a generous plot, this family villa boasts private garden grounds to the front and rear. The front split level gardens comprise of a raised monobloc patio and chips. The spacious rear gardens are complete with mature landscaping with a selection of trees and mature shrubbery.

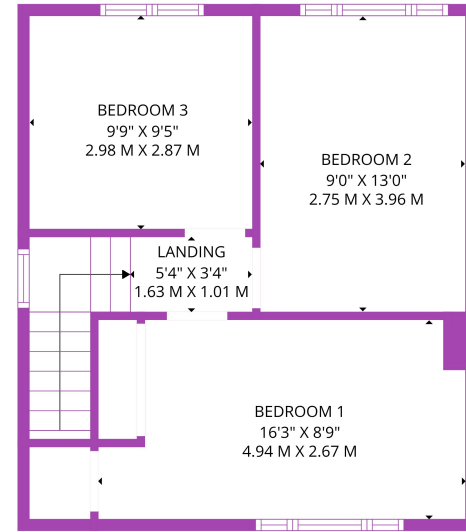
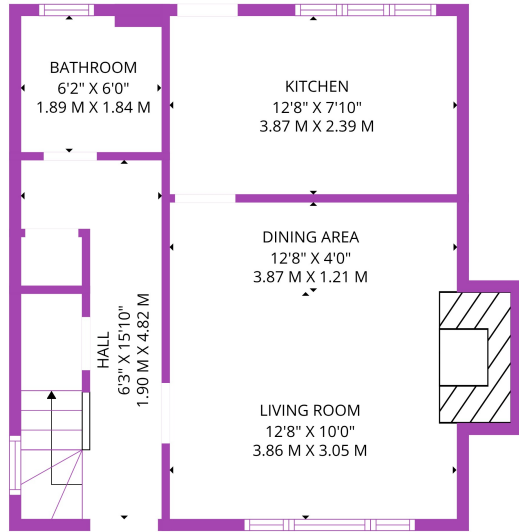
Council Tax

Band A

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GROUND FLOOR

1ST FLOOR

TOTAL: 857 sq. ft, 80 m2

Ground floor: 430 sq. ft, 40 m2, 1st floor: 427 sq. ft, 40 m2
EXCLUDED AREAS: FIREPLACE: 14 sq. ft, 1 m2, WALLS: 77 sq. ft, 7 m2

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