



11 Waverley Avenue  
Kilmarnock, KA1 2LF  
P.O.A.

**GREIG**  
*Residential*



# Waverley Avenue

Kilmarnock, KA1 2LF

Greig Residential are delighted to present to the market this two bedroom upper flat located within the ever popular town of Kilmarnock, close to town centre amenities and transport links. In need of a degree of modernisation, this property offers a wealth of potential with generous living space throughout and private gardens to the rear appealing to a wide range of buyers.





### Hallway

3.44m x 1.35m (11' 3" x 4' 5") Accessed from staircase from entry offering neutral décor and door access to all apartments.

### Entrance Porch

Accessed from outer wooden door offering neutral décor and carpeted staircase to upper level.

### Lounge

4.77m x 3.86m (15' 8" x 12' 8") Generous main apartment offering soft neutral décor, fitted carpet, ceiling coving and double glazed window to the front.

### Kitchen

3.86m x 2.89m (12' 8" x 9' 6") Fitted kitchen with ample wall and base units offering stainless steel sink and drainer, tiled splashback, plumbing space for washing machine, cooker, tumble dryer and fridge with double glazed window to the rear.

### Bedroom One

4.30m x 3.66m (14' 1" x 12' 0") Generous double bedroom offering soft rose pink décor, fitted carpet, storage cupboard, fitted wardrobes and two double glazed windows to the front.

### Bedroom Two

3.98m x 2.91m (13' 1" x 9' 7") Generous double bedroom offering blue décor, fitted carpet and double glazed window to the rear.



### Shower Room

1.86m x 1.80m (6' 1" x 5' 11") Three piece white suite comprising of WC, wash hand basin and double shower cubicle with electric shower, tiling to walls and floor, ceiling spotlights, chrome heated towel rail and double glazed opaque window to the rear.

### External

Private laid to lawn gardens to the rear with on street parking available to the front.

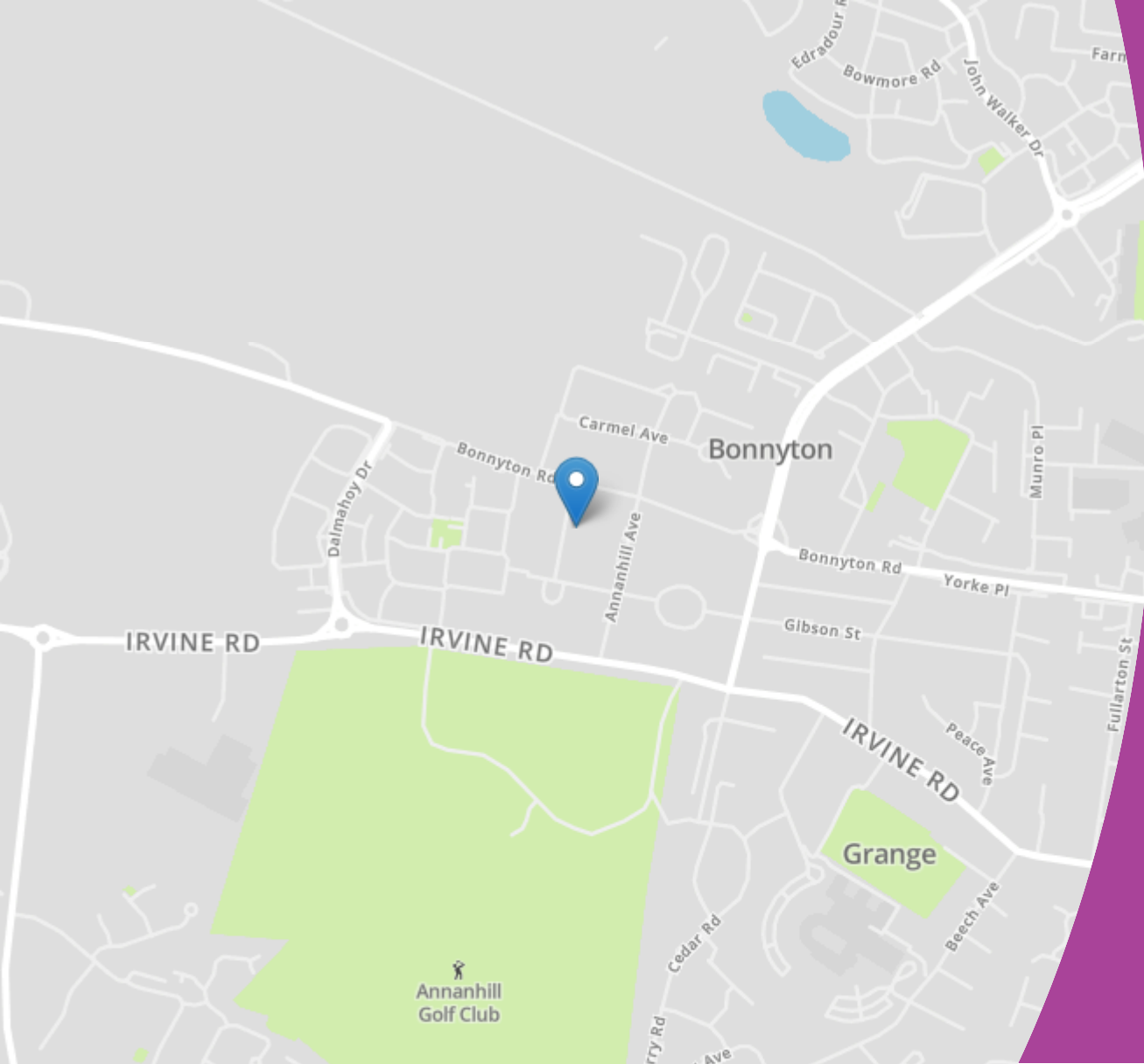
### Council Tax Band

BAND A

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