



14 Grouse Road
Kilmarnock, KA3 1UB
P.O.A.

GREIG
Residential



Grouse Road

Kilmarnock, KA3 1UB

Presented to the market in first class condition throughout, this impressive two bedroom semi detached villa is located within the highly regarded 'John Walker' estate in Kilmarnock, close to local schooling and amenities. Having been lovingly maintained and intricately upgraded to a high standard throughout this is sure to appeal to a wide range of purchasers, complete with low maintenance landscaped gardens and generous driveway.





Hallway

4.78m x 2.10m (15' 8" x 6' 11") The welcoming entrance hallway is of generous size providing door access to lounge, kitchen and cloaks/wc, with contemporary decor and eye-catching tiled flooring.

Formal Lounge

3.90m x 3.20m (12' 10" x 10' 6") The generously proportioned main apartment is rear facing with double glazed French doors leading out into the rear gardens. Complete with stylish neutral decor, fitted carpet, storage cupboard and plentiful space for freestanding furniture.

Kitchen

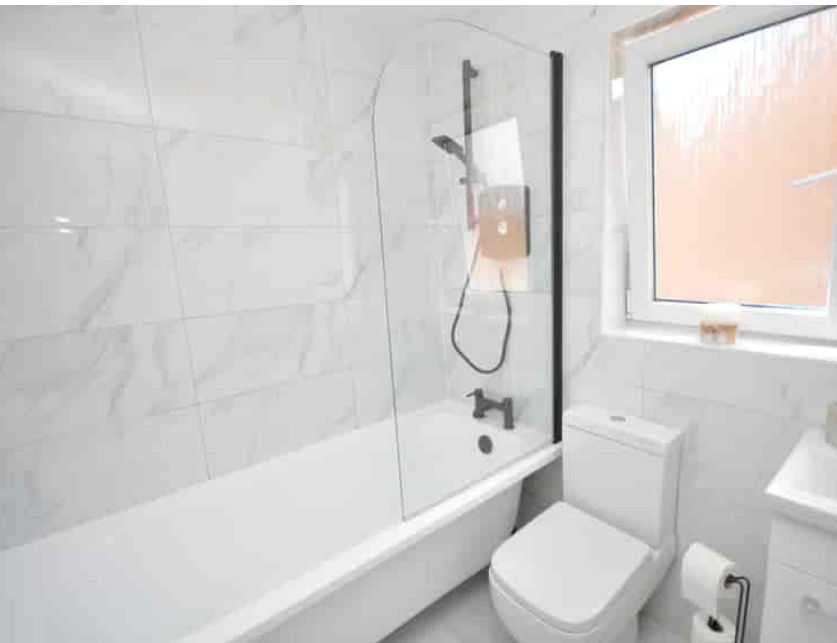
2.46m x 2.22m (8' 1" x 7' 3") Modern fitted kitchen complete with a range of wall and base storage units with complimentary work surfaces, black composite sink and drainer, integrated oven, gas hob, hood and fridge/freezer. Plumbing/space for washing machine, storage cupboard, neutral decor, tiled flooring and double glazed window to the front.

Cloaks/WC

1.70m x 1.60m (5' 7" x 5' 3") Practical two piece cloaks/wc located on the ground floor comprising of wash hand basin and wc set with modern half height paneling and neutral decor, tiled flooring and double glazed opaque window to the side.

Bedroom One

3.90m x 3.20m (12' 10" x 10' 6") On the upper level the master bedroom is a sizeable double offering tasteful decor with feature wall paneling, fitted carpet and double glazed window to the front.



Bedroom Two

3.45m x 3.26m (11' 4" x 10' 8") The second double bedroom offers large four sliding mirrored door wardrobes providing excellent storage space, soft decor with half height paneling, fitted carpet and double glazed window to the rear overlooking the gardens.

Bathroom

2.10m x 1.70m (6' 11" x 5' 7") Completing the accommodation is the impressive three piece bathroom comprising of wash hand basin with vanity storage, wc and bath with electric overbath shower. Marble effect tiling to walls and floor, black heated towel rail and double glazed opaque window to the side.

External

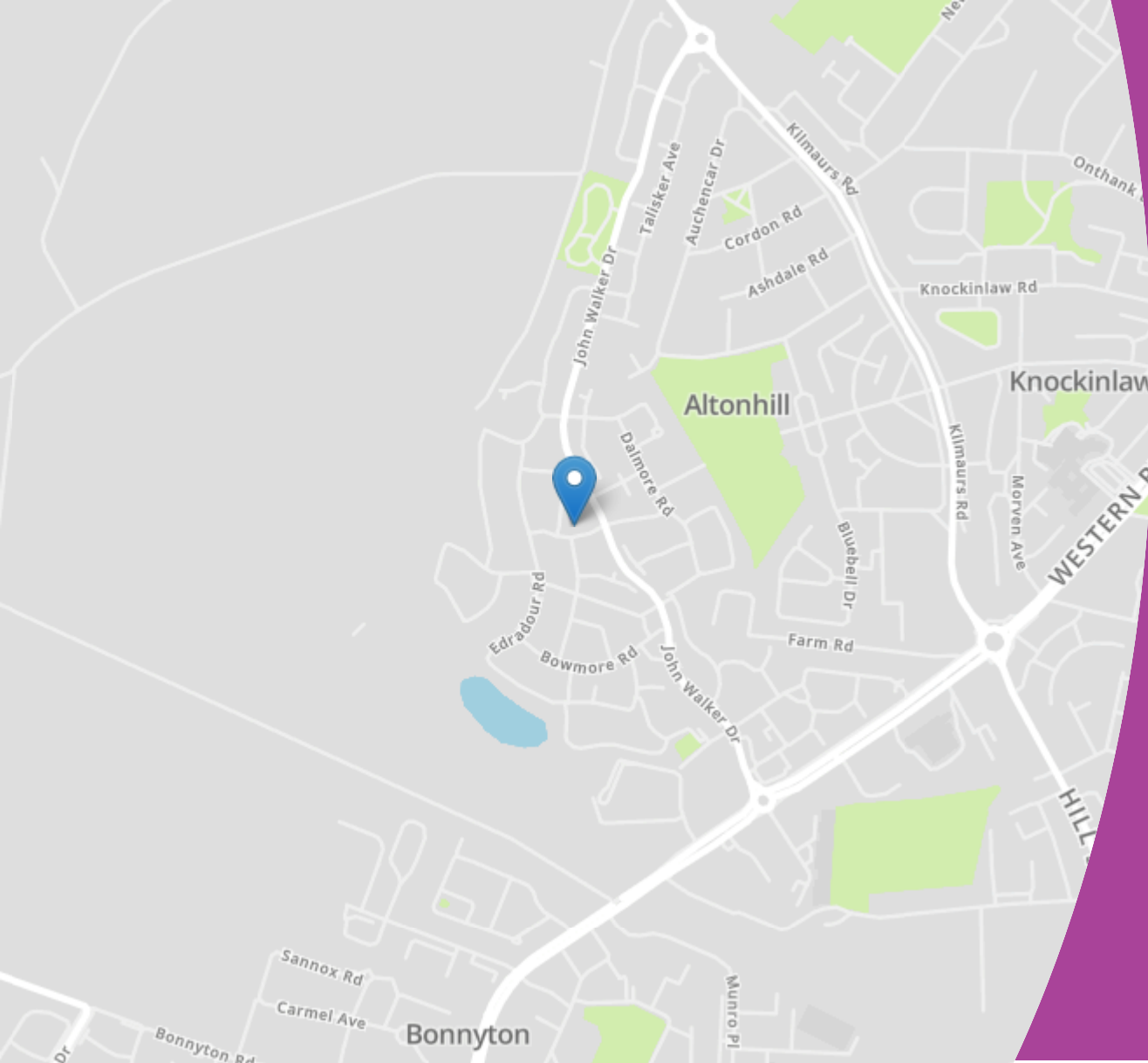
Positioned on an excellent plot, this villa provides private garden grounds to the front and rear. To the front is a generous monobloc driveway providing ample off street parking. The rear gardens are landscaped with ease of maintenance in mind complete with two modern decked patios and a generous artificial lawn bordered by chips.

Council Tax

Band C

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