



# 34 Holyoake Court

Hurlford  
Kilmarnock, KA1 5HE  
P.O.A.

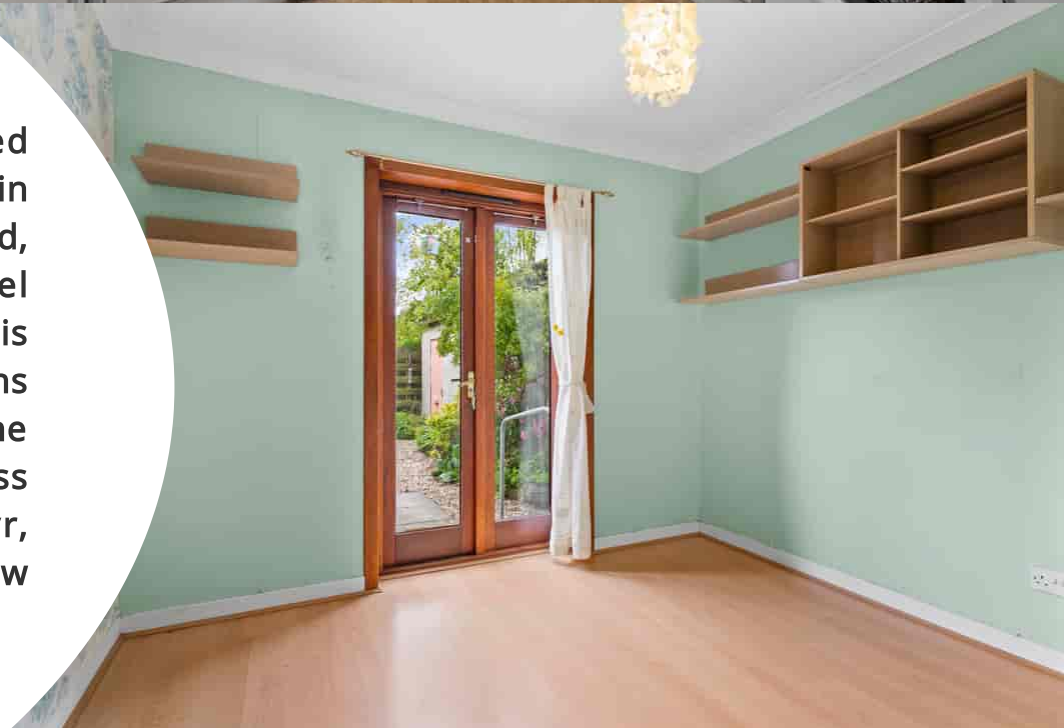
**GREIG**  
*Residential*



# Holyoake Court

Hurlford, Kilmarnock, KA1 5HE

Proudly presenting this charming two bedroom semi detached bungalow boasting a preferred head of cul de sac position within a highly sought after, rarely available residential area in Hurlford, on the outskirts of Kilmarnock. Providing flexible all on the level accommodation suitable for those unable to negotiate stairs, this bungalow is enhanced externally with a garage, private gardens and driveway providing off street parking. Well located for the local bus route servicing the Irvine Valley and Kilmarnock, access to local amenities, schooling and M77 transport links to Ayr, Glasgow and beyond, early viewings are advised as this bungalow would appeal to a wide range of purchasers.







### Hallway

1.48m x 3.48m (4' 10" x 11' 5") The welcoming 'L' shaped entrance hallway provides door access all apartments with two practical generous storage cupboards, neutral decor with ceiling coving and double glazed window to the rear.

### Lounge

3.37m x 4.49m (11' 1" x 14' 9") The formal lounge is a generously proportioned main apartment comprising of neutral decor with ceiling coving, fitted carpet and double glazed front facing large picture window providing far reaching leafy outlooks. Plentiful space for freestanding furniture.

### Kitchen

2.76m x 2.52m (9' 1" x 8' 3") Spacious well equipped fitted kitchen offering a range of wall and base storage units and complementary work surfaces, stainless steel sink and drainer, plumbing/space for appliances including cooker, washing machine, dishwasher and fridge. Neutral decor, ceiling coving, vinyl flooring and double glazed window to the front.



### Bedroom One

2.98m x 3.36m (9' 9" x 11' 0") The master bedroom is a generous double offering soft decor, ceiling coving, fitted carpet and a selection of fitted wardrobes providing storage space. Double glazed window to the rear overlooking the gardens.

### Bedroom Two

3.32m x 2.41m (10' 11" x 7' 11") The second double bedroom is complete with neutral decor, ceiling coving and laminate flooring, double glazed French doors leading out into the rear gardens. A flexible apartment which could be utilised as a dining/sitting room if required.

### Bathroom

Completing the accommodation is the three piece shower room suite comprising of wash hand basin, wc and double walk in shower cubicle with electric overhead shower. Stylish wet wall finish to walls, vinyl flooring, ceiling coving and heated towel rail. Double glazed opaque window to the side.



### External

Positioned on a generous plot, this bungalow provides private garden grounds to the front and rear with a chipped driveway to the side providing ample off street parking, leading to the detached garage. The front and rear gardens are laid to chips with a selection of mature shrubbery.

### Garage

3.64m x 5.73m (11' 11" x 18' 10") Offering additional storage or off street parking.

### Council Tax

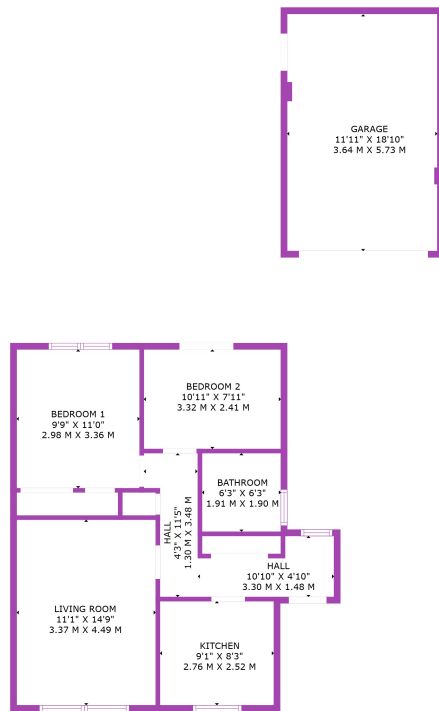
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**TOTAL: 609 sq. ft, 57 m2**  
FLOOR 1: 609 sq. ft, 57 m2  
EXCLUDED AREAS: GARAGE: 225 sq. ft, 21 m2  
WALLS: 85 sq. ft, 8 m2

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



Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)