



27 Forest Grove  
Kilmarnock, KA3 1UP  
P.O.A.

**GREIG**  
*Residential*





# Forest Grove

Kilmarnock, KA3 1UP

Greig Residential are delighted to present to the market this charming three bedroom detached villa situated in an extremely popular residential area of Kilmarnock, on the periphery of Dean Castle Country Park, ideally located for the commuter with direct access to M77 transport links. Offering generous living apartments with well maintained private gardens to the rear and plentiful off street parking, this property is sure to appeal to a wide range of buyers.





#### Porch

1.64m x 1.51m (5' 5" x 4' 11") Accessed by white outer UPVC door offering storage cupboard, fitted carpet and glazed door access to lounge.

#### Lounge

5.18m x 4.62m (17' 0" x 15' 2") Generous main apartment boasting neutral décor, fitted carpet, offering storage cupboard, carpeted staircase to upper level, double glazed window to the front and access to dining room.

#### Dining Room

2.98m x 2.42m (9' 9" x 7' 11") Dining area boasting neutral décor, fitted carpet, double glazed window to the rear with access to lounge and kitchen.

#### Kitchen

2.97m x 2.60m (9' 9" x 8' 6") Fitted kitchen offering wall and base units, tiled splashback, plumbing space for fridge freezer and washing machine, stainless steel sink and drainer, free standing four burner gas hob and double oven, providing storage cupboard, laminate flooring, double glazed window to the rear and white UPVC door to rear gardens.

#### Bedroom One

3.40m x 3.20m (11' 2" x 10' 6") Generous double bedroom boasting soft neutral décor, fitted carpet and double glazed window to the rear.

#### Bedroom Two

3.57m x 3.19m (11' 9" x 10' 6") Double bedroom boasting neutral décor, fitted carpet, providing storage cupboard and double glazed window to the front.

#### Bedroom Three

2.97m x 2.65m (9' 9" x 8' 8") Single bedroom boasting neutral décor, fitted carpet, providing storage cupboard and double glazed window to the front.

#### Shower Room

2.00m x 1.65m (6' 7" x 5' 5") Three piece white suite comprising of WC, wash hand basin with vanity unit and electric walk in shower, tiled flooring and tiling to walls with double glazed opaque window to the rear.

#### External

Generous well maintained private gardens to the rear offering monobloc with stairs leading to lawn enclosed by fencing.

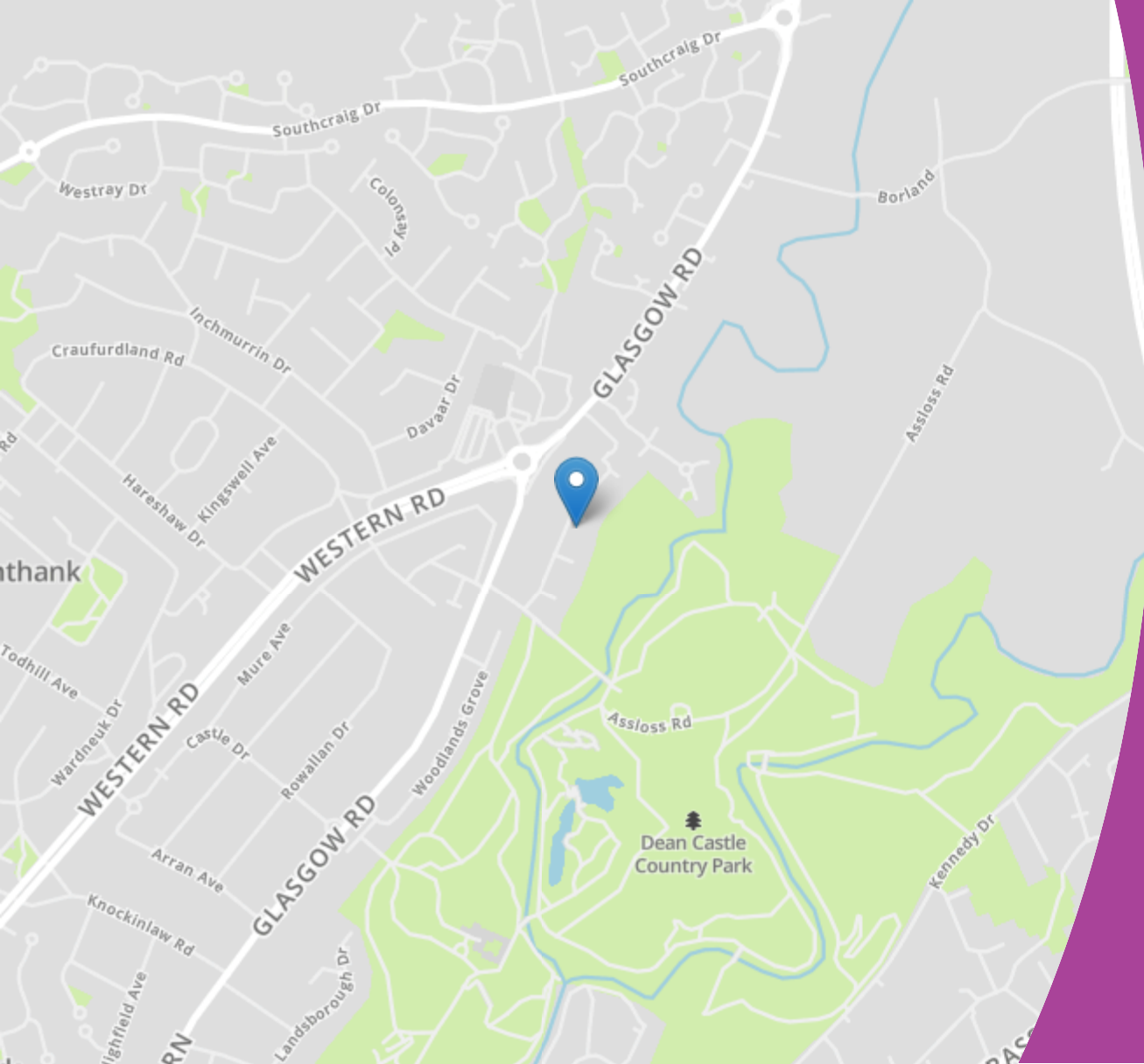
Low maintenance private gardens to the front with astro, offering plentiful off street parking on monobloc driveway under car port and gate access to rear gardens.

#### Council Tax Band

Band D

#### DISCLAIMER

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.



**GREIG**  
*Residential*

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