



39 Lifnock Avenue

Hurlford

Kilmarnock, KA1 5DT

P.O.A.

GREIG
Residential



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Hurlford, Kilmarnock, KA1 5DT

Greig Residential are delighted to present to the market this attractive two bedroom plus box room end terraced villa located in the ever popular village of Hurlford, within easy reach to local amenities, schooling and transport links. Offering spacious accommodation over two levels, this property has been recently redecorated offering neutral decor and newly fitted carpets throughout. Further benefiting from easily maintained front and rear gardens, driveway and rolling countryside views to the rear, this property will be sure to appeal to a wide range of buyers.





Hallway

2.02m x 2.91m (6' 8" x 9' 7") Accessed from the main outer white UPVC door is the entrance hallway with oak doors to lounge and kitchen, neutral decor, newly fitted carpet and double glazed window to the front.

Lounge

3.04m x 5.82m (10' 0" x 19' 1") Generously proportioned main apartment with dual aspect double glazed windows to front and rear, fresh neutral decor and fitted carpet.

Kitchen

2.85m x 3.59m (9' 4" x 11' 9") Modern fitted kitchen with ample base and wall storage units with complimentary work surfaces and tiled splashback, integrated fridge/freezer, integrated oven and hob, space and plumbing for washing machine and tumble dryer, storage cupboard, camaro flooring, double glazed window to rear and door to rear garden.

Shower Room

1.89m x 1.92m (6' 2" x 6' 4") Fitted family sized shower room with w.c. and wash hand basin combination unit and walk in electric operated shower, wet room flooring, tiling to walls, chrome heated towel rail, ceiling spotlights and double glazed opaque window to rear.

Bedroom One

2.95m x 4.07m (9' 8" x 13' 4") Generous sized master bedroom with double glazed window to front, fresh neutral decor and fitted carpet.



Bedroom Two

2.71m x 4.09m (8' 11" x 13' 5") Second generous sized double bedroom with double glazed window to rear offering pleasant open countryside views, fresh neutral decor and newly fitted carpet.

Box Room

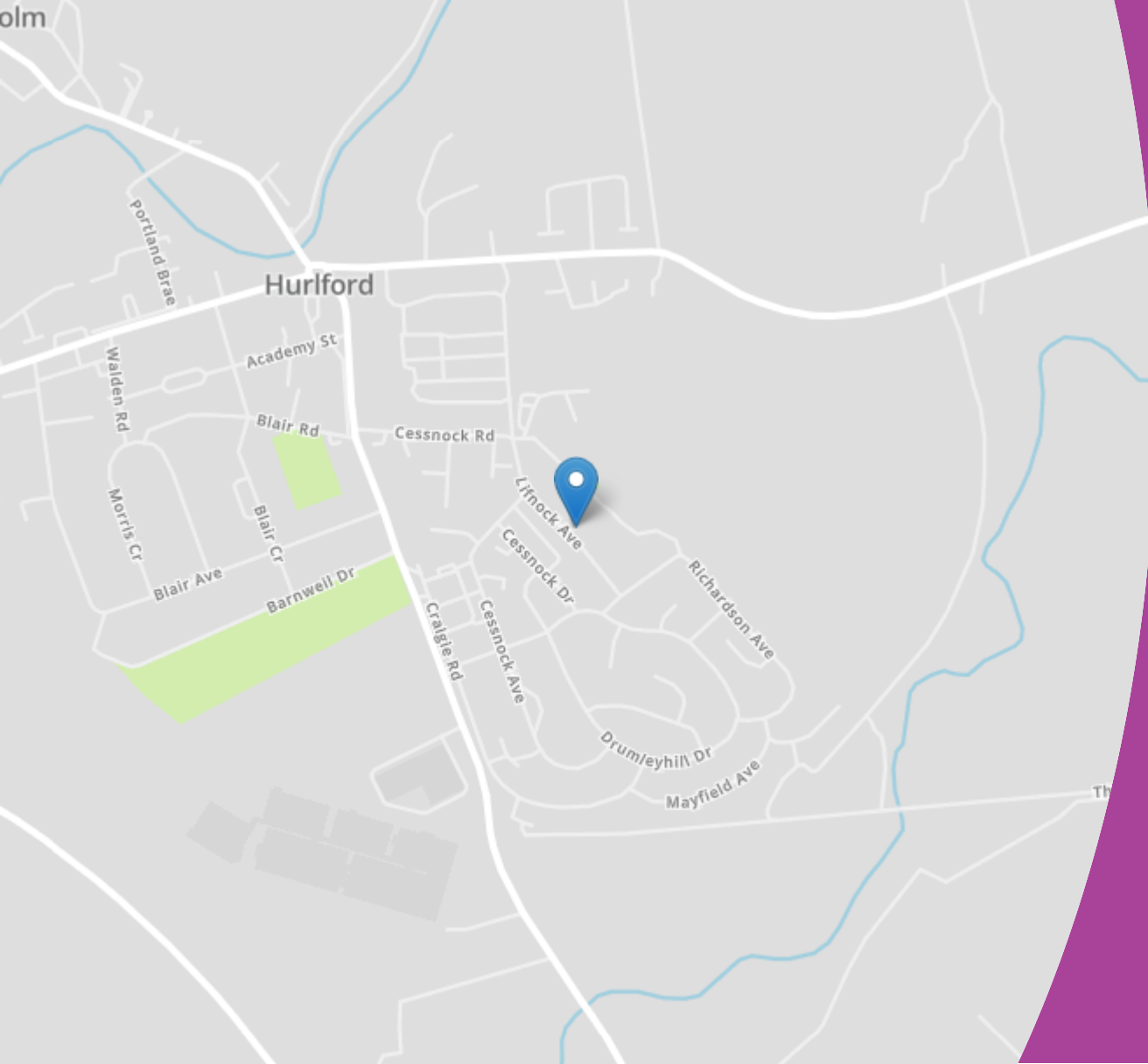
1.94m x 1.99m (6' 4" x 6' 6") Practical box room housing central heating boiler, fresh neutral decor, newly fitted carpet and double glazed window to the front.

External

The property benefits from easily maintained front and rear gardens. To the front there is a chipped area which is bordered by a wall and to the rear a neat chipped area is bordered by paved pathway extending to a raised decked area, perfect for outdoor entertaining with open outlooks to rear. The driveway to the side allows for ample off street parking and leads to the garage.

DISCLAIMER

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