



105 St Andrews Street
Kilmarnock, KA1 3HD
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this traditional four apartment semi detached villa located within the heart of Kilmarnock offering immediate access to all town centre amenities and transport links. Boasting generous accommodation over two levels complete with two spacious flexible apartments, study, utility, wc, two bedrooms and bathroom, all complimented by a wealth of traditional features throughout. Situated on a generous plot benefiting from low maintenance private gardens, ample off street parking and a detached garage, this ticks all the boxes for the ideal family home and is sure to impress.





Porch

1.26m x 1.26m (4' 2" x 4' 2") Access is given via an outer composite door to a welcoming entrance porch offering tiled flooring and door access to the hallway.

Hallway

5.56m x 2.14m (18' 3" x 7' 0") Spacious hallway boasting neutral decor, traditional high ceilings, deep skirtings and fitted carpet. The hallway gives access to the lounge, sitting room, study and a carpeted staircase leads to the upper level.

Lounge

4.43m x 4.37m (14' 6" x 14' 4") Generously proportioned main apartment offering soft neutral decor, traditional high ceiling and ceiling cornicing, feature gas fire place, traditional deep skirtings, fitted carpet and two large double glazed windows to the front.

Sitting Room

4.95m x 3.22m (16' 3" x 10' 7") Spacious rear facing second apartment flexible in use offering neutral decor, ceiling cornicing, fitted carpet, double glazed window to the rear and door access to the kitchen.

Kitchen

3.45m x 2.85m (11' 4" x 9' 4") Fully fitted kitchen complete with ample wall and base storage units, plumbing and space for cooker, fridge freezer and dish washer, neutral decor, tiled flooring, double glazed window to the side and a door leading to the utility room and vestibule.

Utility Room

2.99m x 2.63m (9' 10" x 8' 8") Practical utility room comprising of a additional work surface space, plumbing and space for washing machine and tumble drier, neutral decor, tiled flooring, a double glazed window to the rear and door leading to the rear gardens.

Wc/Cloaks

1.52m x 0.85m (5' 0" x 2' 9") Conveniently located on the lower level comprising of a neutral decor, wc, wash hand basin and vinyl flooring.

Vestibule

3.54m x 1.39m (11' 7" x 4' 7") Complete with wood wall panelling, fitted carpet, double glazed window to the side and door access to the front.

Study

2.73m x 2.22m (8' 11" x 7' 3") Rear facing apartment currently utilised as a study offering neutral decor, fitted carpet and a double glazed window.

Bedroom One

4.33m x 2.97m (14' 2" x 9' 9") The master bedroom is a generous double offering neutral decor, fitted bedroom furniture, fitted carpet and two double glazed windows to the front.

Bedroom Two

4.33m x 3.56m (14' 2" x 11' 8") A spacious double bedroom with soft neutral decor, fitted carpet and a double glazed window to the rear.

Bathroom

2.92m x 2.33m (9' 7" x 7' 8") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath, separate shower cubicle, tiling to walls, vinyl flooring and a double glazed window to the front.

Externally

This property boasts private front and rear gardens. The front garden boasts a well manicured and a large tarmac driveway allowing for ample off street parking with a detached garage. The rear garden has been designed with ease of maintenance in mind being fully paved providing the perfect space for entertaining and al fresco dining.

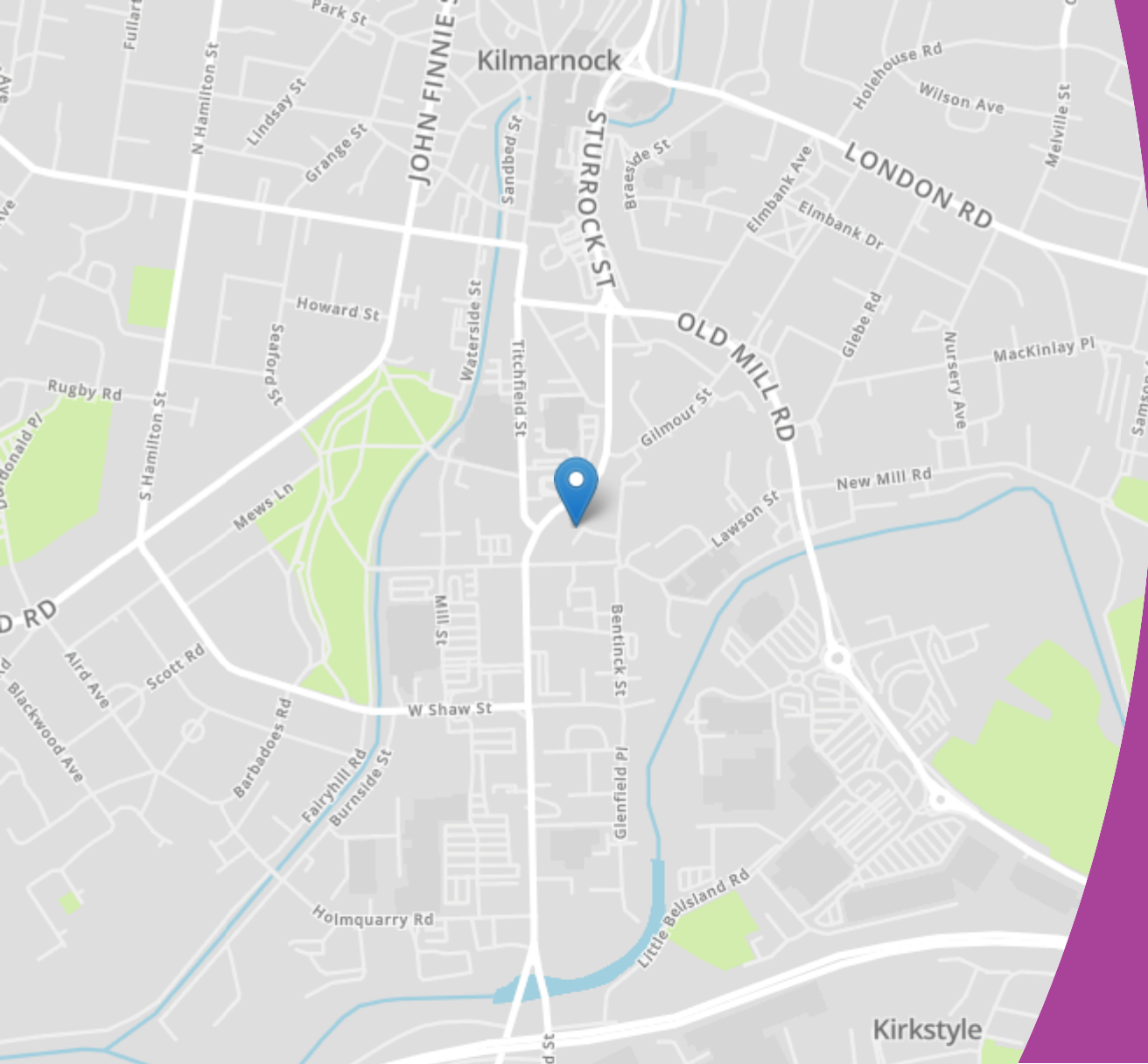
Council Tax Band

Band D

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