



37 Victoria Terrace  
Kilmarnock, KA1 3JR  
P.O.A.

**GREIG**  
*Residential*



# Victoria Terrace

Kilmarnock, KA1 3JR

Greig Residential are delighted to present to the market this immaculate two bedroom lower flat situated in Kilmarnock town centre, close to local amenities and transport links. Offering contemporary accommodation with an open plan living room and kitchen, two generous double bedrooms, en-suite and bathroom. Having been lovingly maintained throughout, we are sure this will impress a wide range of buyers.





#### Vestibule

1.82m x 1.50m (6' 0" x 4' 11") Access into vestibule via outer double glazed composite door, double glazed window to the front and further giving access to lounge via internal door.

#### Lounge/Dining

6.09m x 5.26m (20' 0" x 17' 3") Generous proportioned main apartment with contemporary open plan layout to kitchen offering fresh neutral décor, fitted carpet, ceiling coving and two double glazed windows to the front.

#### Kitchen

6.09m x 5.26m (20' 0" x 17' 3") Contemporary open plan layout to dining and lounge offering modern fitted kitchen with ample wall and base units, stainless steel sink and drainer, integrated oven gas hob, plumbing space for fridge freezer, tiled splashback and vinyl flooring.

#### Inner Hall

1.10m x 3.59m (3' 7" x 11' 9") Neutrally decorated inner hall with fitted carpet giving access to two bedrooms and walk in storage cupboard.

#### Bedroom One

4.22m x 3.87m (13' 10" x 12' 8") Generous proportioned main bedroom offering fresh neutral décor, fitted carpet, ceiling coving, providing a selection of fitted wardrobes, door access to en suite and double glazed Paris balcony overlooking river.



#### En-Suite

2.38m x 1.28m (7' 10" x 4' 2") Three piece white suite comprising of WC, wash hand basin with vanity unit and mains operated shower cubicle, marble effect wet wall finish to walls and laminate flooring.

#### Bedroom Two

4.26m x 3.44m (14' 0" x 11' 3") Generous proportioned double bedroom offering neutral décor, fitted carpet, providing fitted wardrobes and double glazed window to the rear.

#### Bathroom

2.40m x 1.78m (7' 10" x 5' 10") Three piece white suite, neutrally decorated, comprising of WC, wash hand basin combination unit and bath with mixer taps, tiling to walls and floor and heated towel rail.

#### External

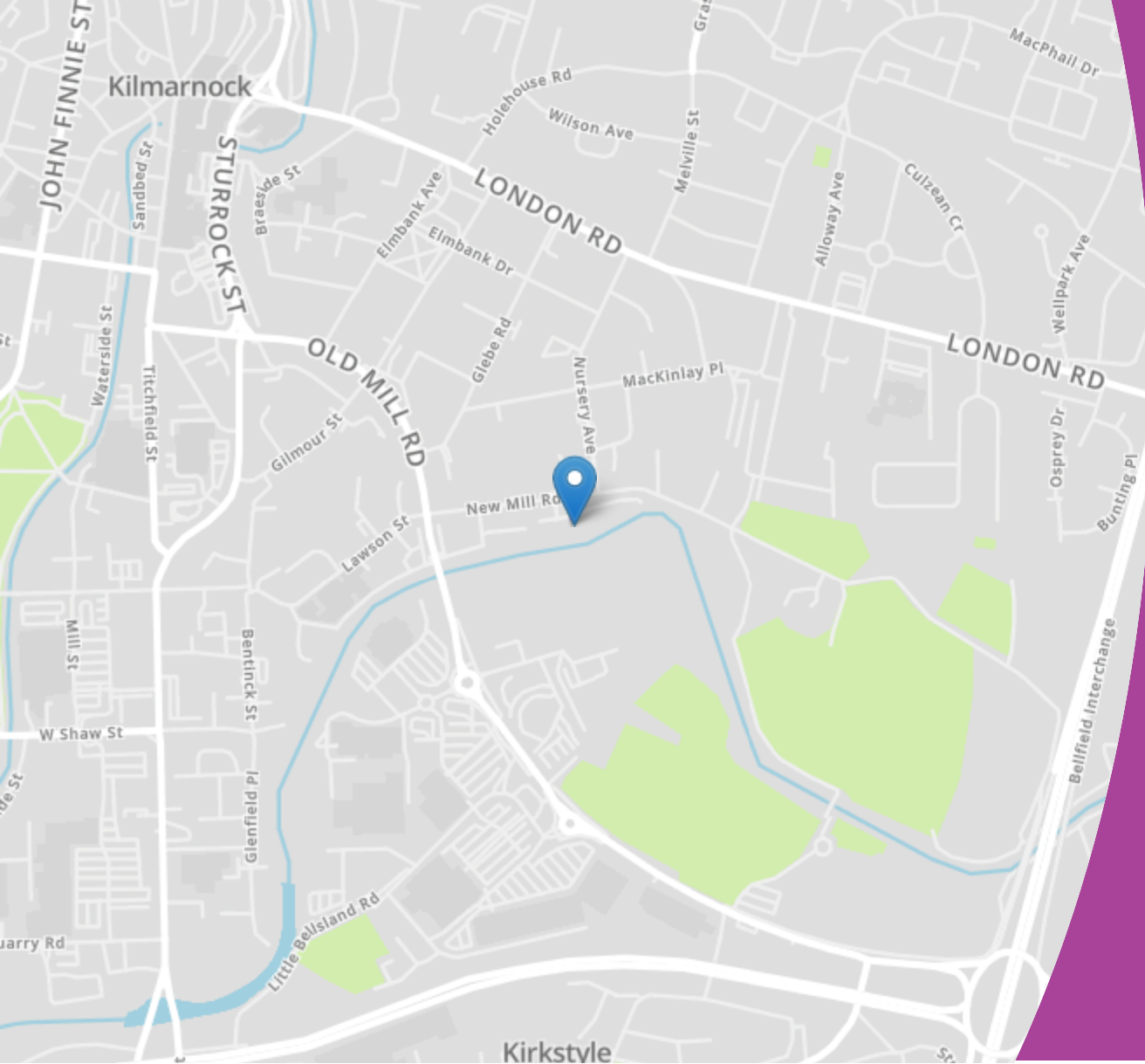
Plentiful off street parking to the front in residence car park.

#### Council Tax Band

Band D

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