



2 Beaufield Gardens

Kilmaurs

Kilmarnock, KA3 2NS

P.O.A.

GREIG
Residential



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Proudly presenting this charming three bedroom modern detached bungalow boasting a favourable corner plot, located in the highly regarded commuter village of Kilmaurs close to transport links via bus, train & motorway. Providing practical, flexible all on the level accommodation and further complimented by a rear conservatory, landscaped gardens, driveway & garage, this bungalow will appeal to a wide range of purchasers including those looking to downsize, families or first time purchasers.





Entrance Porch

1.35m x 0.80m (4' 5" x 2' 7") With double door access, the practical entrance porch offers tiled flooring and door access to hallway.

Hallway

4.09m x 4.60m x 1.52m (13' 5" x 15' 1") Generous welcoming entrance hallway providing access to all apartments, with neutral decor, ceiling coving, laminate flooring and two convenient storage cupboards.

Formal Lounge

4.76m x 4.65m (15' 7" x 15' 3") Sizeable main living apartment is complete with soft neutral decor with ceiling coving and fitted carpet, feature electric fire set within a stone surround, double glazed windows to the front and side, plentiful space for freestanding furniture.

Kitchen

4.60m x 2.10m (15' 1" x 6' 11") Generous fitted kitchen offering a selection of wall and base storage units with complimentary work surfaces, integrated oven and hob, plumbing/space for fridge and washing machine. Neutral decor, laminate flooring, double glazed windows to the side and rear.



Conservatory

3.05m x 2.50m (10' 0" x 8' 2") An excellent additional living space with triple aspect double glazed windows providing welcoming tranquil outlooks of the rear gardens, tiled flooring and double glazed French doors leading out into the gardens.

Cloaks/WC

1.35m x 1.28m (4' 5" x 4' 2") Practical two piece cloaks/wc comprising of wash hand basin and wc with tiling to walls and floor, double glazed opaque window to the rear.

Bedroom One

3.75m x 3.47m (12' 4" x 11' 5") The master bedroom is a generous double with neutral decor, ceiling coving, fitted carpet and double glazed window to the front.

Bedroom Two

3.75m x 3.06m (12' 4" x 10' 0") The second double bedroom is complete with soft decor, fitted carpet, ceiling coving and double glazed window to the front.



Bedroom Three

3.16m x 3.08m (10' 4" x 10' 1") Bedroom three is rear facing with a double glazed window overlooking the gardens, fitted carpet, neutral decor and fitted wardrobes providing storage space.

Shower Room

2.16m x 1.85m (7' 1" x 6' 1") Completing the accommodation is the three piece shower room comprising of wash hand basin, wc and walk in shower with electric overhead shower. Modern wet wall finish to walls, wet room flooring and double glazed opaque window to the rear.

Externally

Positioned on a sizeable corner plot, this all on the level bungalow offers private wraparound garden grounds to the front, side and rear. The front gardens are low maintenance mostly laid to chips with a driveway leading to the garage with up and over door access and the side providing a range of mature shrubbery. The generous rear gardens comprise of a manicured lawn and paved patio with a selection of shrubbery, bordered by hedging providing a safe and peaceful outdoor space.

Council Tax

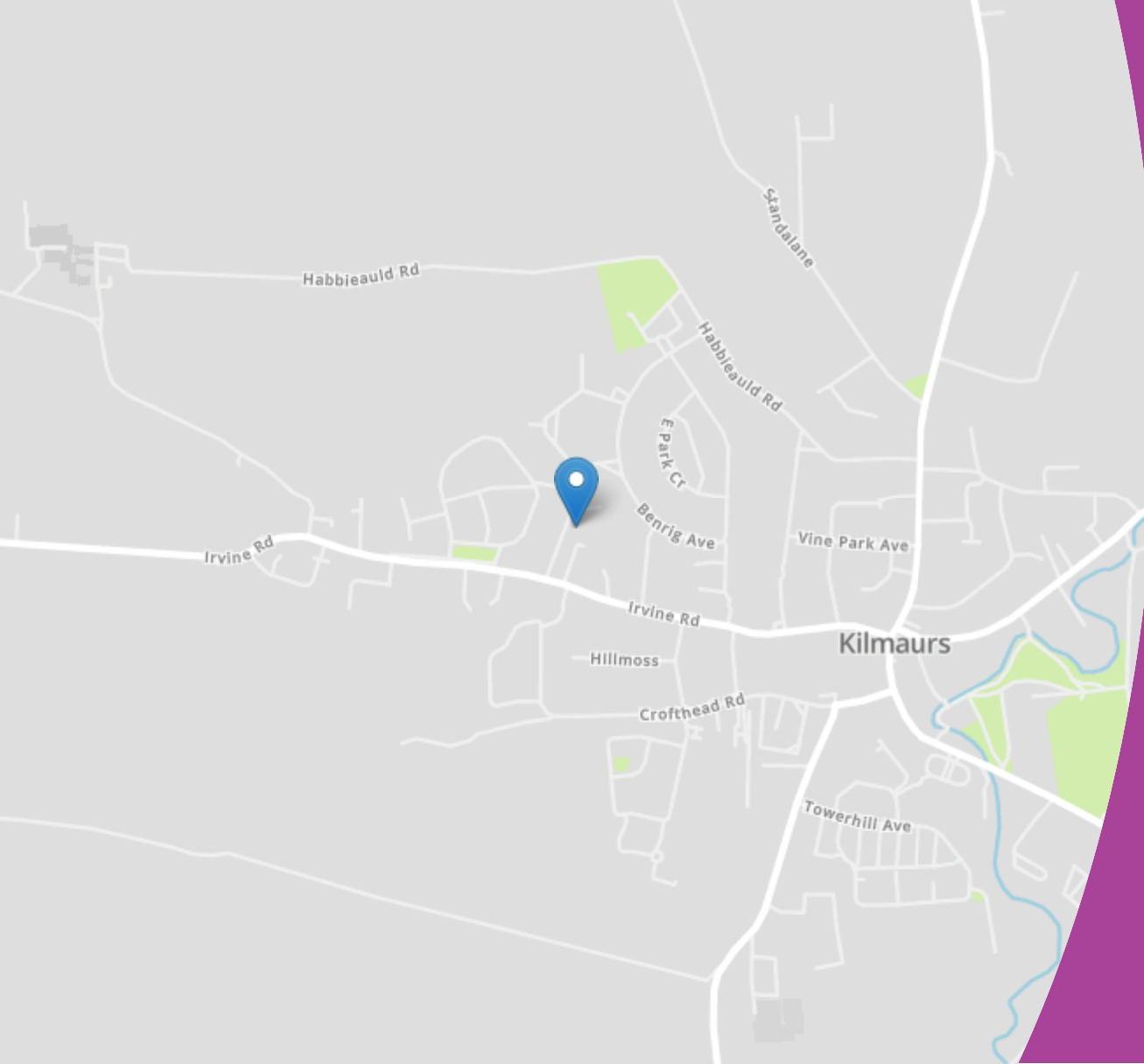
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Greig Residential
18 Henrietta Street, East Ayrshire
KA4 8HQ
01563 501350
info@greigresidential.co.uk