



14 Muirend Road  
Kilmarnock, KA3 2DB  
P.O.A.

**GREIG**  
*Residential*



# Muirend Road

Kilmarnock, KA3 2DB

Proudly presenting to the market this charming two bedroom semi detached villa located within a popular residential area of Onthank in Kilmarnock, ideally situated within walking distance to a range of popular schooling, local amenities and with close proximity to transport links to Ayr and Glasgow. Having been lovingly maintained offering spacious neutrally decorated living space over two levels complimented by generous low maintenance private gardens and ample off street parking on driveway, this is sure to appeal to a wide range of buyers from first time home owners to those looking to downsize.





### Hallway

2.75m x 1.95m (9' 0" x 6' 5") Accessed by outer white UPVC door into hallway offering white décor, fitted carpet and door access to lounge and kitchen.

### Lounge

5.65m x 2.72m (18' 6" x 8' 11") Generous main apartment offering white décor, fitted carpet, featuring electric fire and dual aspect windows to the front and rear.

### Kitchen

2.90m x 2.35m (9' 6" x 7' 9") Fitted kitchen offering ample wall and base units, plumbing/space for cooker, washing machine and fridge freezer, stylish herringbone effect vinyl flooring, double glazed window to the rear and white UPVC door giving access to rear gardens.

### Bedroom One

4.60m x 2.70m (15' 1" x 8' 10") Generous double bedroom offering white décor, fitted carpet and double glazed window to the front.

### Bedroom Two

3.60m x 2.87m (11' 10" x 9' 5") Generous double bedroom offering white décor, fitted carpet and double glazed window to the rear.

### Bathroom

1.88m x 1.74m (6' 2" x 5' 9") Three piece suite comprising of WC, wash hand basin and mains operated shower over bath, tiling to walls, vinyl flooring and double glazed opaque window to the rear.

### External

Generous low maintenance private gardens to the rear laid to chips, enclosed by fencing. Leading to plentiful off street parking on chipped driveway to the side complimented by chipped front garden.

### Council Tax Band

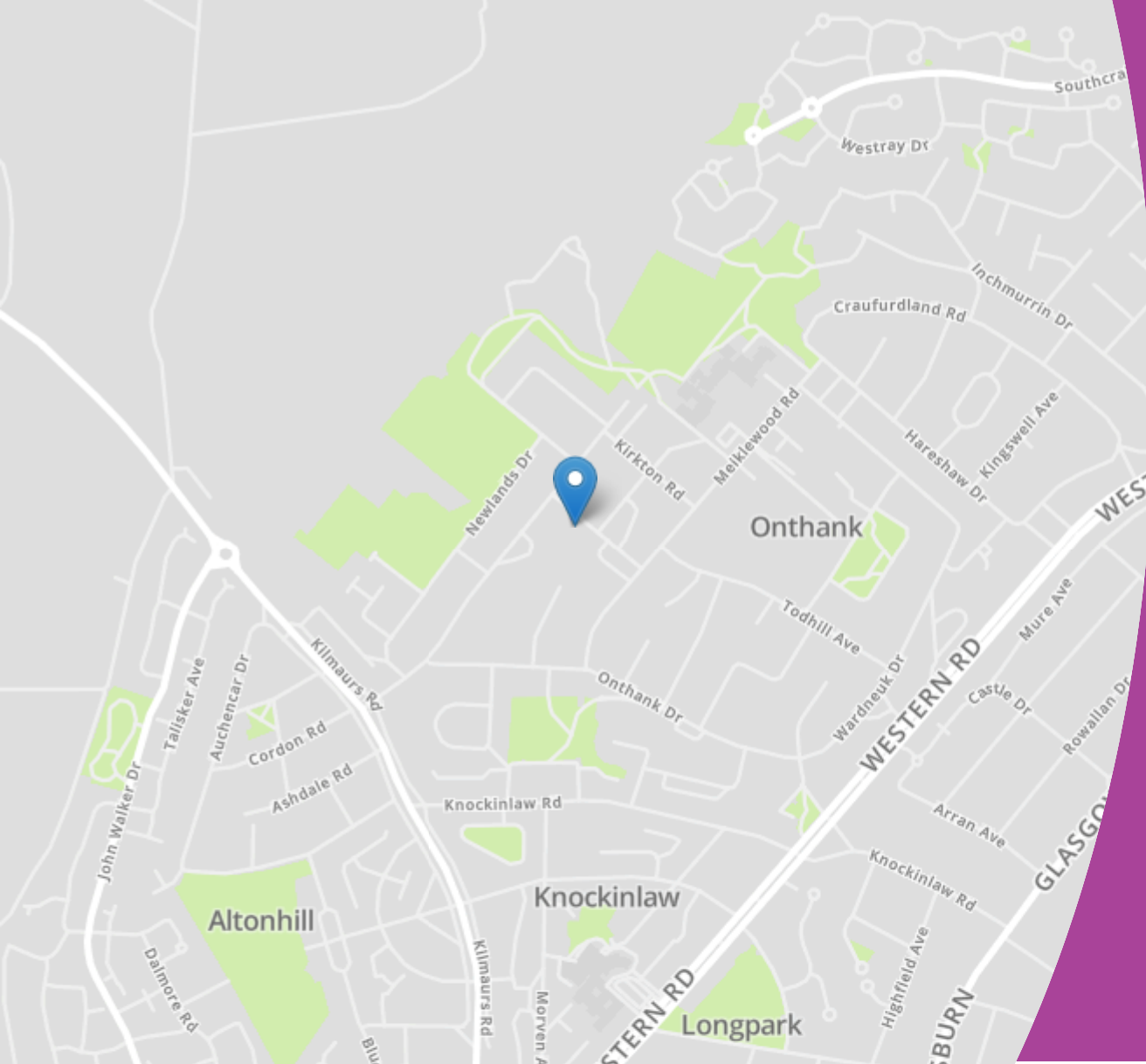
Band A

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