



35 Hillpark Drive
Kilmarnock, KA3 1HP
P.O.A.

GREIG
Residential



Hillpark Drive

Kilmarnock, KA3 1HP

Investment purposes only, sold with sitting tenant Ideally located within The Potteries, a quiet residential area on the periphery of Kilmarnock town centre, this superb one bedroom terraced villa is a superb investment opportunity. Boasting spacious accommodation over two levels complete with neutral decor throughout. Complimented by low maintenance private gardens and a car park allowing for ample off street parking. Located within ease of access to all local amenities and transport links. Sold with a long term sitting tenant.





Lounge

6.60m x 3.53m (21' 8" x 11' 7") Access is given via an outer white UPVC door to a welcoming lounge, a generous main apartment boasting neutral contemporary decor with a modern open plan layout to the kitchen, plentiful space for free standing furniture, two wall lights, fitted carpet, double glazed window to the front and a carpeted staircase to the upper level.

Kitchen

3.06m x 2.43m (10' 0" x 8' 0") Full fitted kitchen complete with stylish white gloss wall and base units with contemporary black handles and dark grey work surface, integrated oven, electric hob, plumbing and space for fridge and washing machine, stainless steel sink and drainer, neutral decor, glass splashback, vinyl flooring, double glazed window rear and access to the rear hall.

Rear Hallway

0.86m x 0.80m (2' 10" x 2' 7") The rear hall offers neutral decor, practical storage cupboard and vinyl flooring. Access is given to the shower room.

Shower Room

1.90m x 1.80m (6' 3" x 5' 11") Stylish shower room offering a wash hand basin, wc, shower cubicle, vinyl flooring and a double glazed opaque window to the rear.

Bedroom

4.35m x 2.95m (14' 3" x 9' 8") Located on the upper mezzanine level, an impressive double bedroom boasts neutral decor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

Externally

This property boasts a spacious private garden to the rear, designed with ease of maintenance in mind being fully laid to chip.

A car park to the front allows for ample off street parking.

Additional Information

Sold with a long term sitting tenant who has been in the property with the same landlord for 22years.

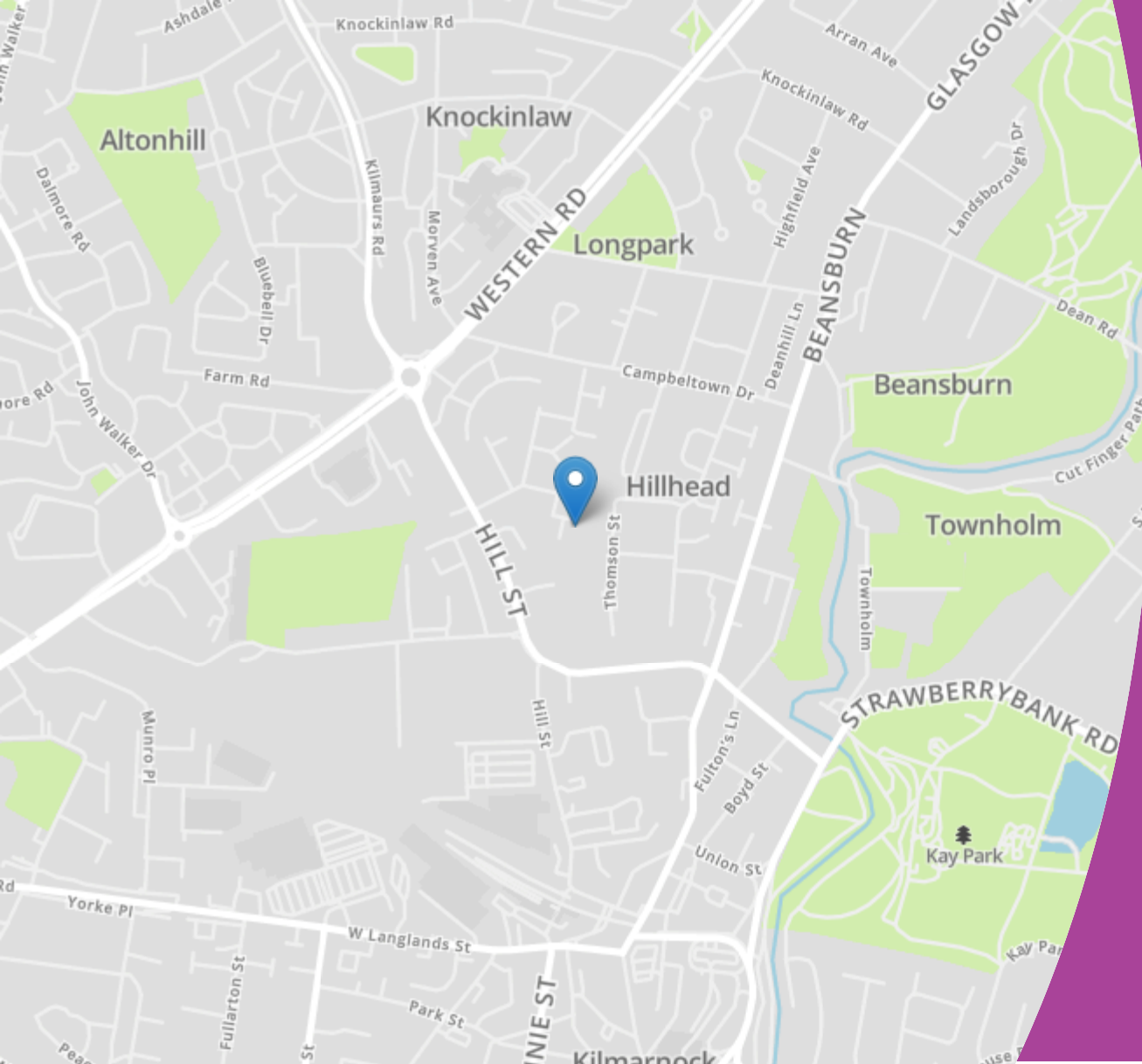
Council Tax Band

Band B

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