



12 Sannox Road  
Kilmarnock, KA1 2PE  
P.O.A.

**GREIG**  
*Residential*



## Sannox Road

Kilmarnock, KA1 2PE

Proudly presenting to the market this impressive two bedroom semi detached villa located in the ever popular Bonnyton area of Kilmarnock offering ease of access to local amenities, preferred schooling and transport links. Offering spacious accommodation over two levels with contemporary décor and modern fixtures and fittings throughout this property is also complemented by ample off street parking, a garage and extensive gardens. Having been lovingly presented by the current owner, this is sure to appeal to a wide range of buyers from first time home owners or those looking to downsize.





### Hallway

1.63m x 1.55m (5' 4" x 5' 1") Access into hallway via outer UPVC double glazed door offering contemporary décor, laminate flooring, door access to lounge and carpeted staircase to upper level.

### Lounge

4.66m x 4.50m (15' 3" x 14' 9") Generous proportioned main apartment boasting stylish contemporary décor, contemporary laminate flooring, featuring decorative fire surround, ceiling coving, double glazed window to the front and door access to kitchen.

### Kitchen

4.39m x 2.81m (14' 5" x 9' 3") Stylish white gloss fitted kitchen offering ample wall and base units with grey contemporary marble effect work surfaces, integrated oven with four burner gas hob and extractor hood, sink and drainer, integrated fridge freezer, ceiling spotlights, plentiful space for dining table and chairs, laminate flooring, double glazed window to the rear, door access to rear gardens and archway through to utility.



### Utility

3.34m x 1.23m (10' 11" x 4' 0") Arched access from/to kitchen offering contemporary grey marble effect work surface, crisp white décor, plumbing/space for washing machine and tumble dryer, under stairs storage cupboard and door access to rear gardens.

### Bedroom One

4.25m x 3.22m (13' 11" x 10' 7") Generous double bedroom boasting contemporary stylish décor, fitted carpet, over stairs storage cupboard, ceiling coving and double glazed window to the front.

### Bedroom Two

03.93m x 3.13m (12' 11" x 10' 3") Generous double bedroom offering neutral décor, fitted carpet, ceiling coving and double glazed window to the rear.

### Bathroom

2.47m x 1.47m (8' 1" x 4' 10") Three piece contemporary white suite comprising of WC, wash hand basin vanity drawers and mains operated shower over bath, ceiling spotlights, wet wall finish to walls and ceiling, laminate flooring and double glazed opaque window to the rear.



### External

Generous low maintenance private gardens to the rear offering chipped and patio area, perfect for entertaining and al fresco dining. Giving access to off street parking in garage and driveway to the side with chipped garden to the front.

### Council Tax Band

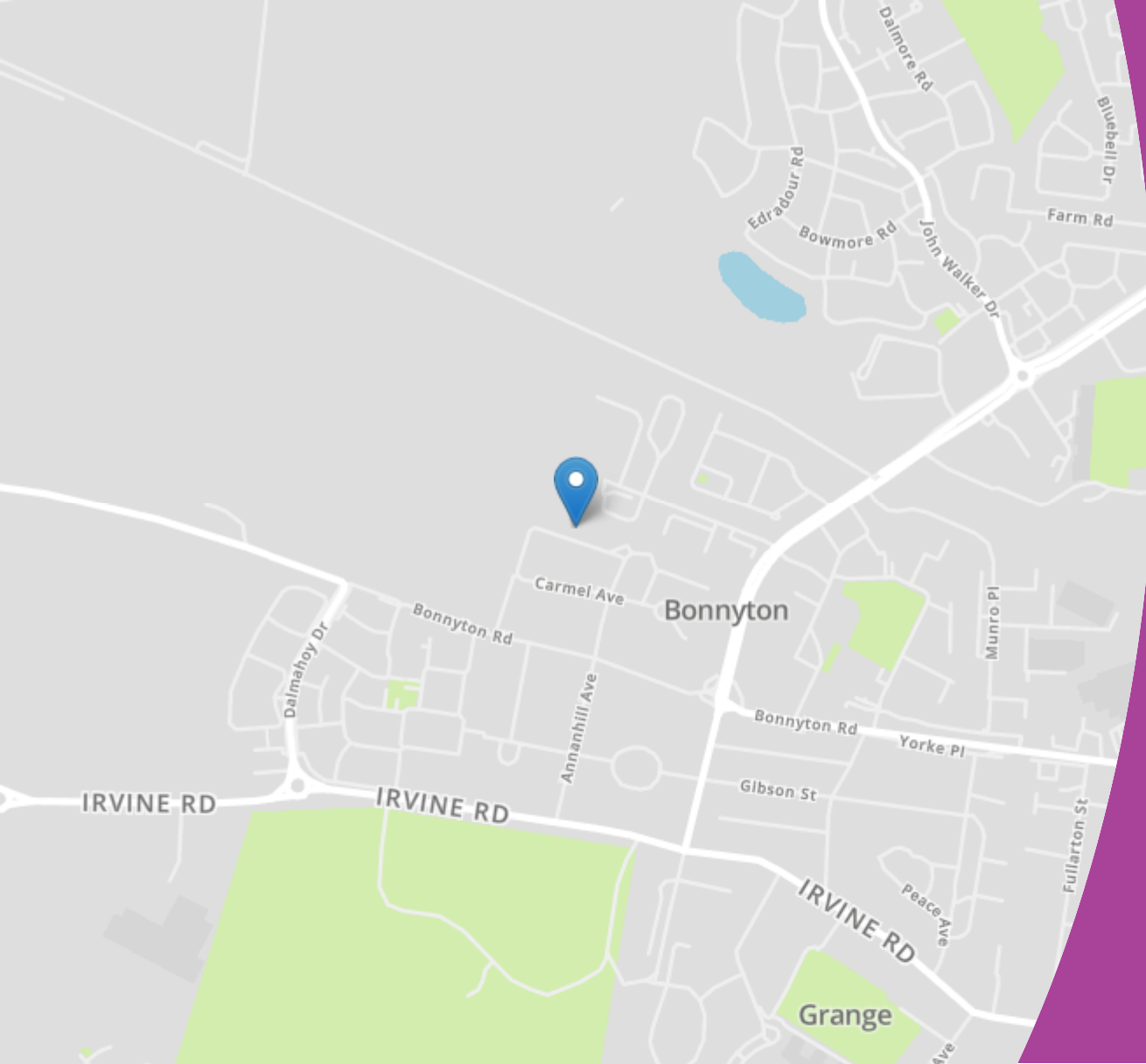
Band B

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