



9 Annan Road  
Kilmarnock, KA1 3NE  
P.O.A.

**GREIG**  
*Residential*



# Annan Road

Kilmarnock, KA1 3NE

Proudly presenting this generous two bedroom terraced villa perfectly positioned within the highly popular Bellfield area of Kilmarnock, ideal for access to M77 transport links and local schooling. Presented in good condition throughout boasting an excellent sized plot with extensive gardens, private driveway & enviable garden room, this will appeal to a wide range of purchasers.





### Hallway

2.42m x 2.29m (7' 11" x 7' 6") With access via the outer white UPVC door, the welcoming entrance hallway provides door access to the formal lounge and kitchen complete with modern grey decor and fitted carpet, practical storage cupboard, double glazed window to the front and carpeted staircase leading to the upper level.

### Lounge

6.06m x 3.08m (19' 11" x 10' 1") The formal lounge is a generously proportioned main apartment offering contemporary decor, fitted carpet, double glazed window to the front and double glazed French doors leading out into the rear gardens. Plentiful space for both living and dining furniture.

### Kitchen

3.50m x 2.40m (11' 6" x 7' 10") Modern fitted kitchen providing a range of stylish matte grey wall and base storage units with complimentary work surfaces, composite black sink and drainer, plumbing/space for cooker, washing machine and fridge/freezer. Practical storage cupboard, modern wet wall, tiled flooring and neutral decor. Double glazed window to the rear and door leading out into the rear gardens.

### Bedroom One

4.60m x 2.77m (15' 1" x 9' 1") On the upper level the master bedroom is a generous double offering bright decor, fitted carpet, storage cupboard and front facing double glazed window.



### Bedroom Two

3.85m x 2.90m (12' 8" x 9' 6") The second double bedroom is rear facing with a double glazed window overlooking the gardens, modern monochrome decor, fitted carpet and useful storage cupboard.

### Bathroom

1.72m x 1.70m (5' 8" x 5' 7") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and bath with electric overhead shower. Neutral tiling to walls and floor, double glazed opaque window to the rear.

### External

This villa is positioned upon a generous plot with private garden grounds to the front and rear. To the front and a monobloc driveway providing ample off street parking. The extensive rear gardens comprise of a generous lawn and large chipped area. A timber garden room is located within the rear garden offering an excellent additional space.

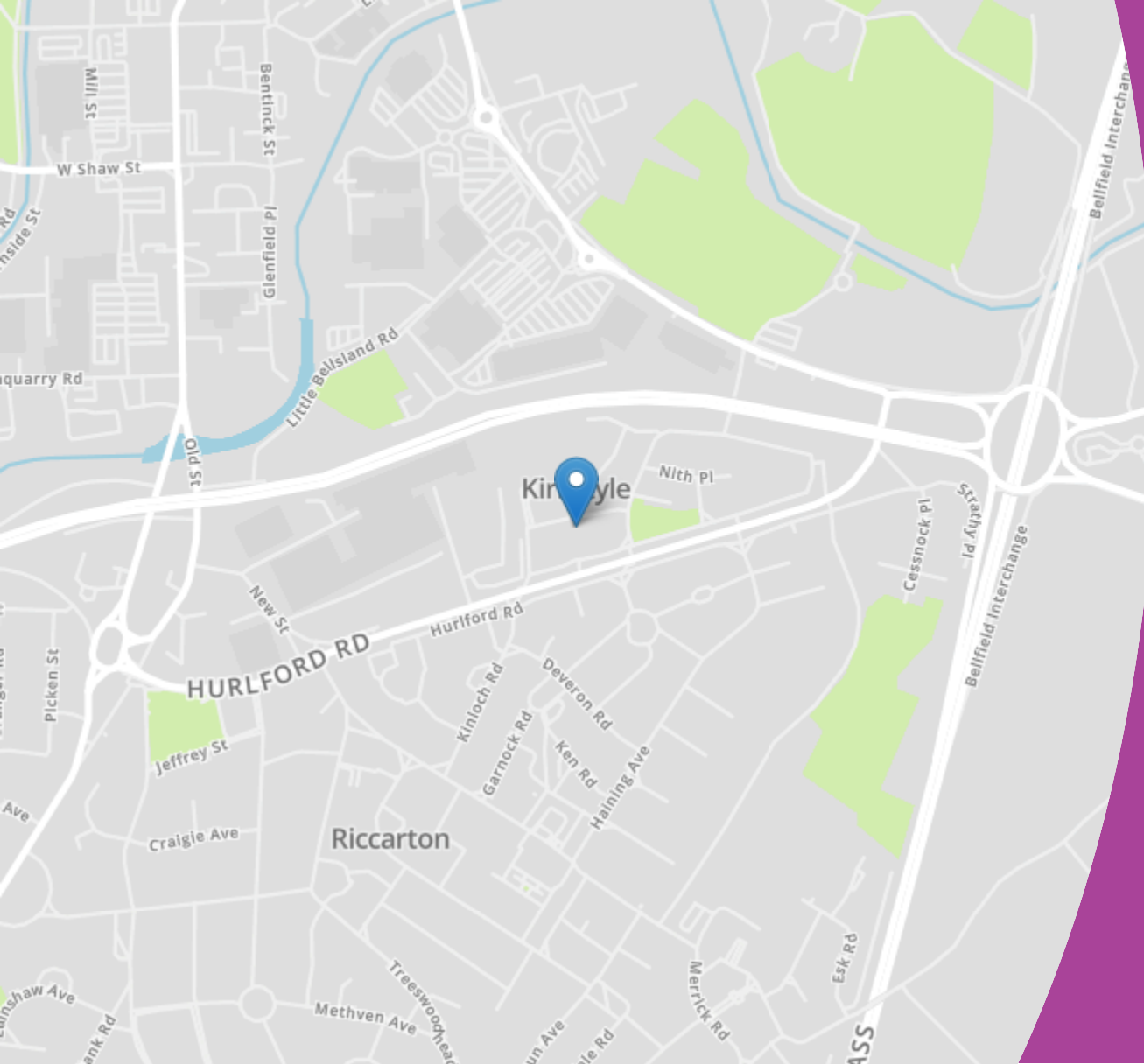
### Council Tax

Band A

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