



49 Ardgour Road
Kilmarnock, KA3 2AJ
P.O.A.

GREIG
Residential



Ardgour Road

Kilmarnock, KA3 2AJ

Proudly presenting to the market this two bedroom semi detached villa located on the periphery of Kilmarnock town centre within ease of access to local amenities, transport links and preferred schooling. Positioned on a favourable corner plot, offering spacious accommodation over two levels and plentiful off street parking, this property offers fantastic potential and will appeal to a wide range of buyers.





Porch

1.38m x 1.18m (4' 6" x 3' 10") Access into porch via outer UPVC opaque double glazed door offering decorative wall panelling, tiled floor and door access to hallway.

Hallway

2.89m x 3.08m (9' 6" x 10' 1") Spacious hallway offering neutral décor, fitted carpet, under stairs storage cupboard, carpeted staircase to upper level and door access to lounge and kitchen.

Lounge

5.04m x 3.36m (16' 6" x 11' 0") Generous proportioned main apartment offering neutral décor, fitted carpet, ceiling coving, shelved alcove and double glazed window to the front.

WC/Cloaks

1.71m x 1.23m (5' 7" x 4' 0") Two piece suite comprising of WC and wash hand basin, neutral décor, fitted carpet, tiling to walls and double glazed opaque window to rear.



Kitchen

4.75m x 2.13m (15' 7" x 7' 0") Fitted kitchen offer plentiful wall and base units and work surfaces, tiled splashback, stainless steel sink and drainer, plumbing/space for washing machine and dishwasher, door access to pantry, fitted carpet, double glazed window to the rear and door access to rear gardens through UPVC double glazed door.

Bedroom One

4.16m x 3.39m (13' 8" x 11' 1") Generous double bedroom offering neutral décor, fitted carpet and double glazed window to the rear.

Bedroom Two

3.62m x 2.98m (11' 11" x 9' 9") Generous double bedroom offering neutral décor, fitted carpet and double glazed window to the front.

Bathroom

3.26m x 2.21m (10' 8" x 7' 3") Four piece suite comprising of WC, wash hand basin, mains operated shower cubicle and bath, tiling to walls, fitted carpet, ceiling spotlights and double glazed opaque window to the rear.



Upper Landing

3.20m x 1.07m (10' 6" x 3' 6") Accessing two bedrooms and bathroom, two storage cupboards, staircase to lower level and double glazed window to the front.

External

Low maintenance paved private gardens to the rear giving access to plentiful off street parking in detached garage and driveway. Further complimented by substantial front garden plot laid to lawn.

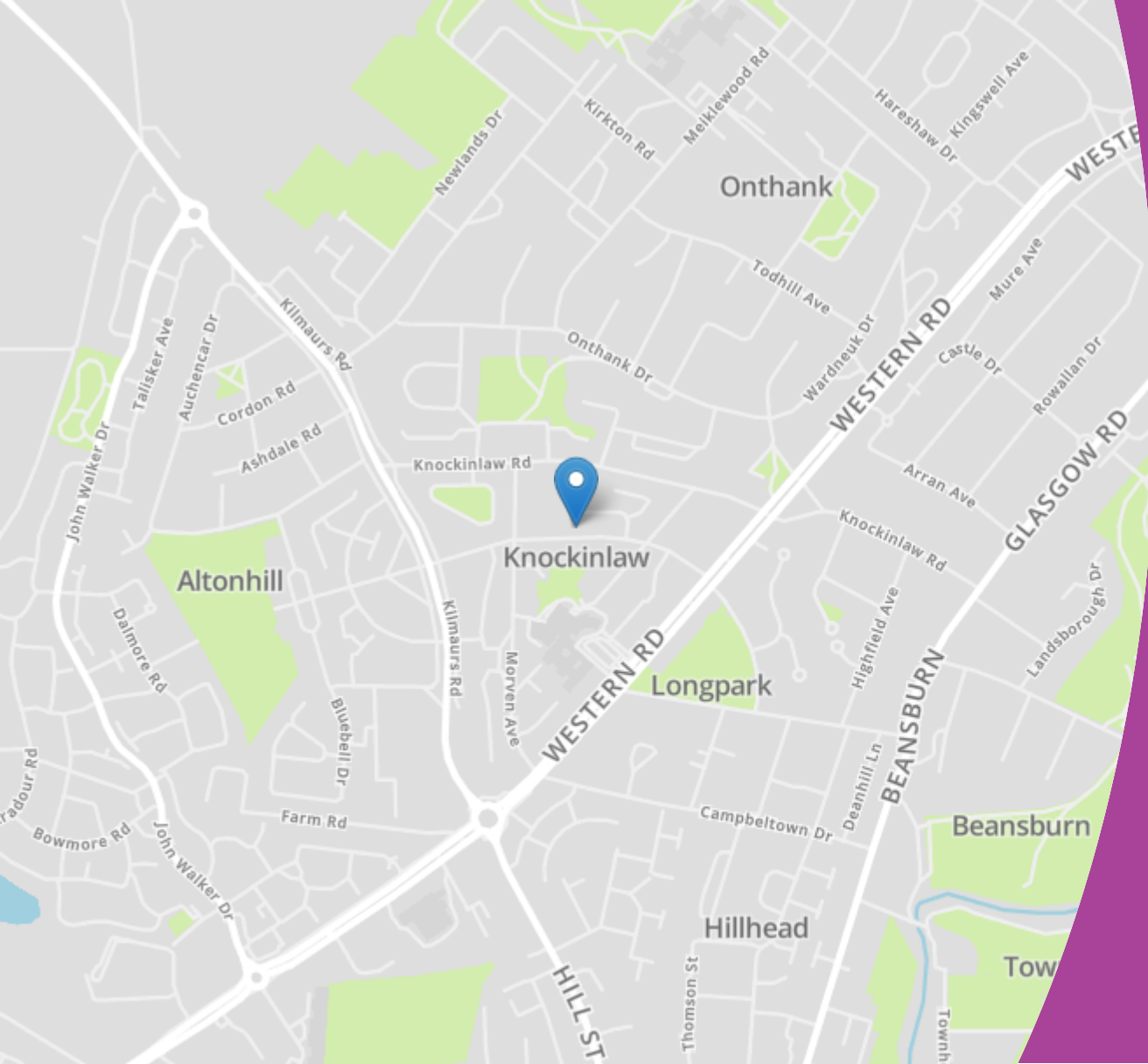
Council Tax Band

Band A

DISCLAIMER

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.





GREIG *Residential*

Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

info@greigresidential.co.uk