



63b Fullarton Street
Kilmarnock, KA1 2JL
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this stunning three bedroom larger style upper floor flat located in Kilmarnock town centre with direct access to local amenities and transport links. Having been lovingly maintained boasting a wealth of traditional features throughout with large, floored loft space, private and communal gardens to the rear, this property is sure to impress all who view.





Hallway

3.98m x 5.55m x 1.52m x 1.53m (13' 1" x 18' 3" x 4' 12" x 5' 02") Access through wooden door and porch area boasting "L" shaped hallway with crisp white decor, featuring architrave corning, deep skirting, laminate flooring and providing door access to all apartments.

Lounge/Kitchen

4.44m x 5.73m (14' 7" x 18' 10") Generous main apartment with open plan layout to kitchen boasting crisp white decor, laminate flooring, featuring decorative recess, intricate corning, deep skirtings with double glazed bay window to the front.

Providing modern fitted kitchen with dark brown wall and base units with white contrasting work surfaces, integrated oven, four burner electric hob with stainless steel hood, modern steel splashback, stainless steel sink and plumbing space available for fridge freezer.

Bedroom One

4.87m x 2.53m (16' 0" x 8' 4") Generous double bedroom boasting fresh white decor, laminate flooring, ceiling coving, deep skirtings, featuring traditional fireplace and double glazed window to the front.

Bedroom Two

3.92m x 3.97m (12' 10" x 13' 0") Generous double bedroom boasting pristine white decor, laminate flooring, with double glazed window to the rear, featuring Edinburgh press cupboard giving access to utility cupboard.

Utility Room

2.34m x 1.65m (7' 8" x 5' 5") Practical utility room which could lend itself to a multitude of uses including dressing room or home office with fresh white decor, laminate flooring and providing plumbing space for washing machine.



Bedroom Three

4.03m x 1.55m (13' 3" x 5' 1") Single bedroom boasting neutral decor, laminate flooring with double glazed window to the rear.

Loft Space

8m x 4m (26' 3" x 13' 1") Large floored, carpeted and insulated loft space.

Bathroom

3.13m x 1.46m (10' 3" x 4' 9") Three piece white suite comprising of WC, wash hand basin with mains operated shower over bath, wet wall finish to walls, heated towel rail, click laminate flooring with double glazed opaque window to the side.

External

Generous private garden laid to lawn enclosed by fencing with additional communal drying area.

Access to property through side gate entrance with door access to stairwell to upper level.

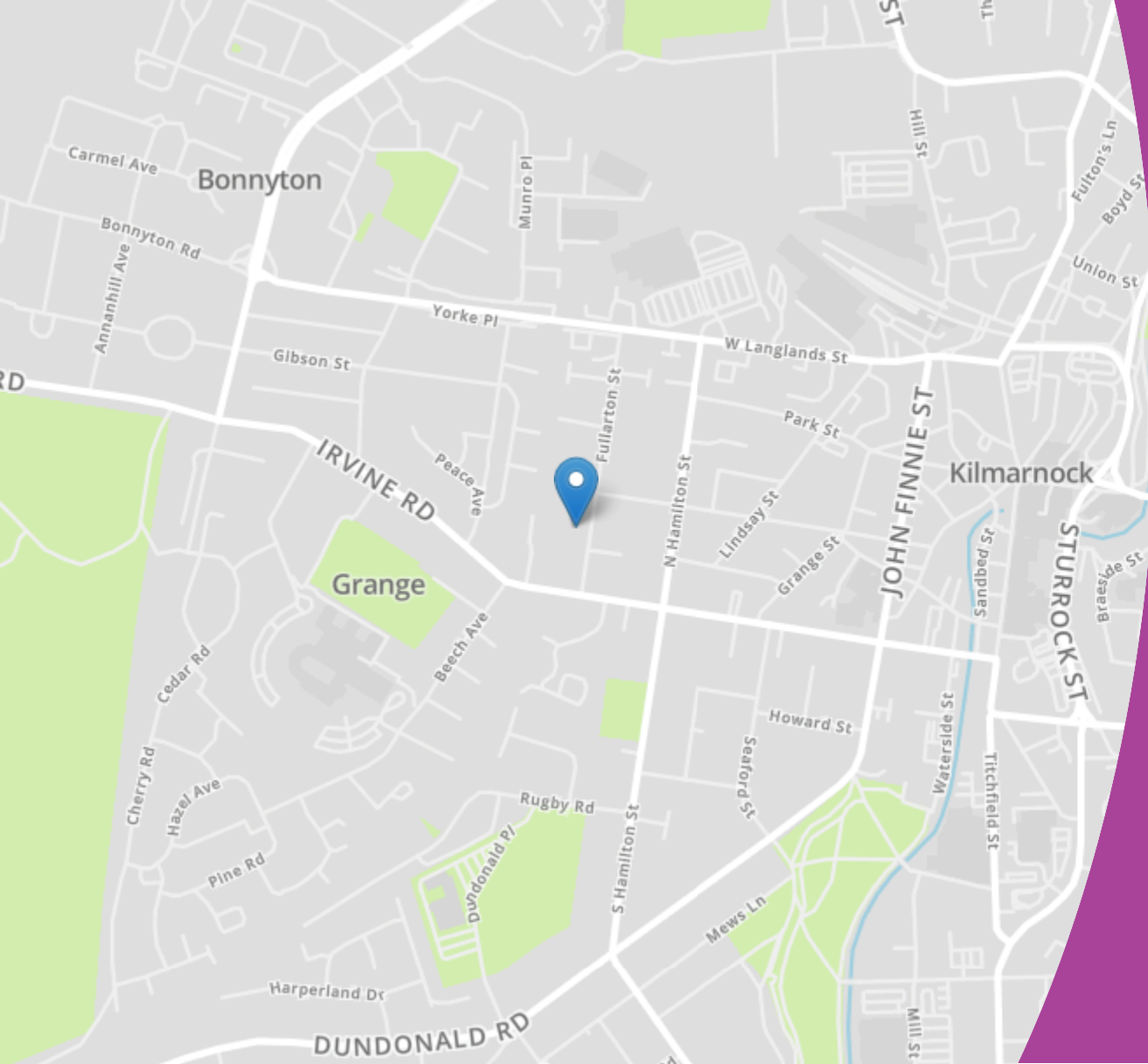
On street parking available to the front.

Council Tax Band

Band B

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