



14 Cairngorm Road  
Kilmarnock, KA1 3UR  
Offers Over £85,000

**GREIG**  
*Residential*





# Cairngorm Road

Kilmarnock, KA1 3UR

Greig Residential are delighted to present to the market this generous two bedroom semi detached villa boasting an excellent plot with private front & rear gardens, large driveway and timber garage to the rear. Located in the highly popular Bellfield area of Kilmarnock, ideally located close to popular schooling and transport links this is sure to impress.





### Hallway

2.32m x 2.45m (7' 7" x 8' 0") With access via the outer white UPVC door, the welcoming entrance hallway offers laminate flooring with neutral decor, practical understairs storage cupboard, door access to lounge and kitchen and carpeted staircase to the upper level.

### Lounge

5.82m x 3.05m (19' 1" x 10' 0") Generously proportioned main apartment offering neutral decor, ceiling coving and fitted carpet, feature electric fireplace set within brick surround. Double glazed window to the front, double glazed patio doors leading out to the rear gardens and plentiful space for freestanding furniture.

### Kitchen

3.50m x 2.41m (11' 6" x 7' 11") Generous, modern fitted kitchen offering plentiful high gloss wall and base storage units with complimentary work surfaces, integrated oven, gas hob and plumbing/space for washing machine and fridge/freezer. Stainless steel sink and drainer, brick effect tiled splashback, ceiling spotlights, neutral decor and laminate flooring. Dual aspect double glazed windows to the rear and side, door leading out to the rear gardens.

### Bedroom One

4.69m x 2.80m (15' 5" x 9' 2") On the upper level the master bedroom is a generous double offering practical storage cupboard, front facing double glazed window, soft neutral decor and fitted carpet.

### Bedroom Two

2.94m x 3.18m (9' 8" x 10' 5") The second bedroom is a spacious double room with soft decor, ceiling coving and fitted carpet. Triple mirrored sliding door wardrobes providing ample storage space and double glazed window to the rear overlooking the gardens.

### Bathroom

1.74m x 1.68m (5' 9" x 5' 6") Completing the accommodation is the three piece shower room comprising of wash hand basin with vanity storage unit, wc and double shower cubicle with electric overhead shower. Contemporary wet wall finish around walls, wet room ceiling, tiled flooring and double glazed opaque window to the rear.

### Externally

Positioned on a sizeable plot, this property offers private garden grounds to the front and rear with generous driveway to the side offering ample off street parking. The front garden is mostly laid to chips with paved pathway. The landscaped rear gardens comprise of manicured lawn, planting area ideal for shrubbery, paved patio and pathway, enclosed by fencing allowing for a safe and peaceful outdoor family space. Timber garage positioned to the rear with direct access available.

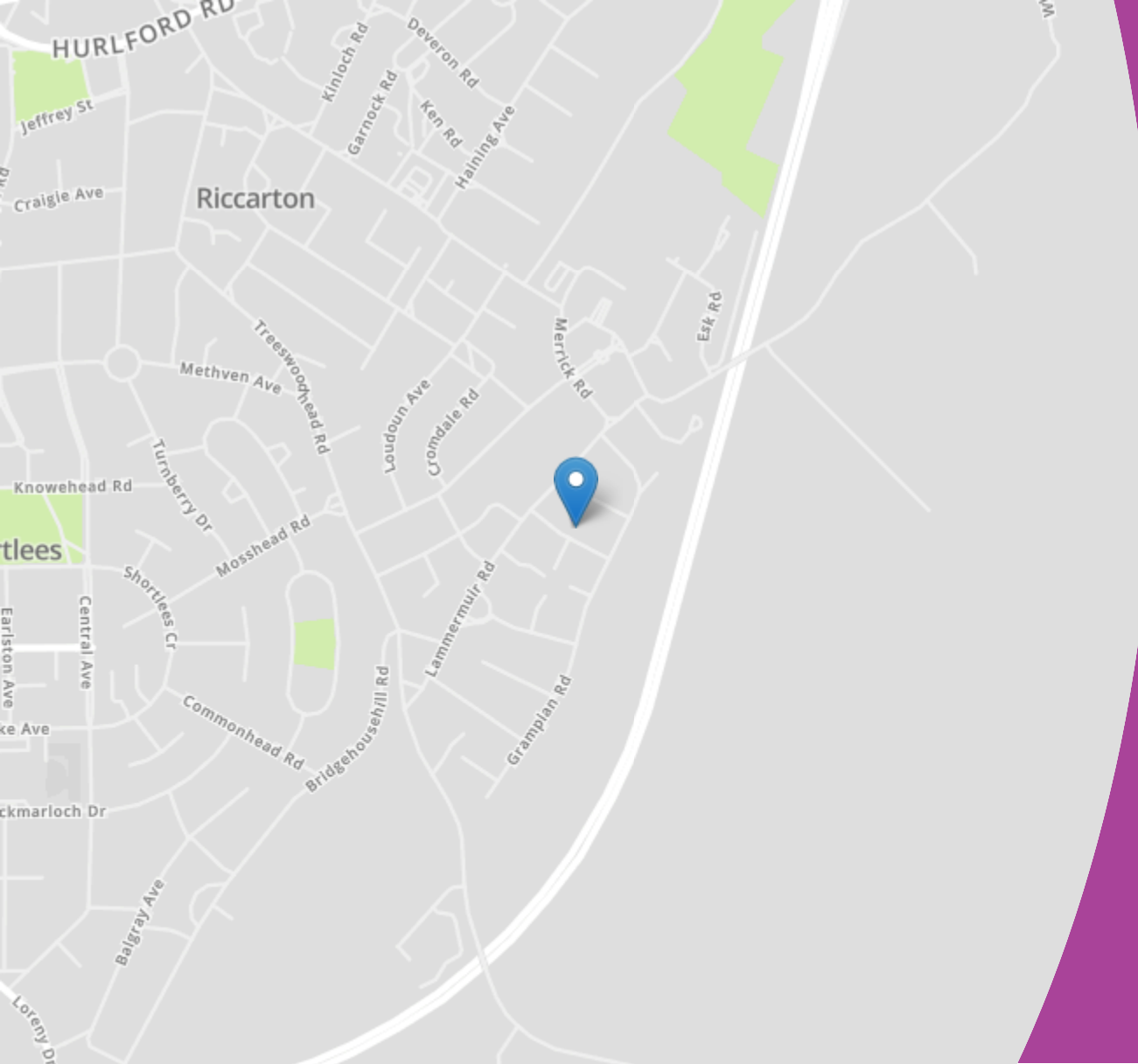
### Council Tax

Band A

### Disclaimer

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