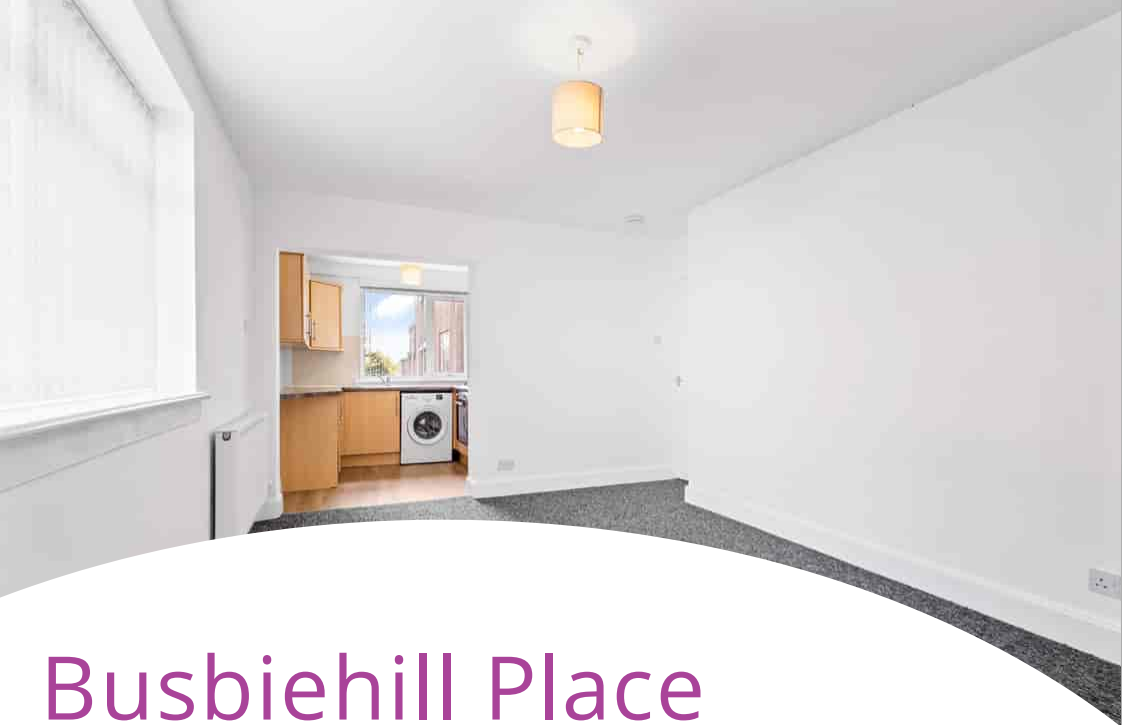




1d Busbiehill Place  
Kilmarnock, KA1 2LS  
P.O.A.

**GREIG**  
*Residential*



# Busbiehill Place

Kilmarnock, KA1 2LS

Ideally situated in the highly sought after Bonnyton area of Kilmarnock, this outstanding one bedroom ground floor flat is sure to impress. Offering generous, all on the level accommodation, the property is presented in walk in condition with fresh neutral décor, newly fitted carpets, and contemporary fixtures and fittings throughout. Conveniently located close to a wide range of local amenities and excellent transport links, this property represents an ideal opportunity for first time buyers, downsizers, or investors alike.







### Hallway

2.05m x 1.31m (6' 9" x 4' 4") Access is given via a secure entry to a welcoming entrance hallway offering neutral decor, practical storage cupboard and laminate flooring. The hallway gives access to the lounge, bedroom and shower room.

### Lounge

4.74m x 3.78m (15' 7" x 12' 5") Generously proportioned main apartment boasting fresh neutral decor, newly fitted carpet and a double glazed window to the side. Access is given to the kitchen.

### Kitchen

2.36m x 2.44m (7' 9" x 8' 0") Fully Fitted kitchen complete with ample wall and base storage units, complimentary work surface, integrated oven, gas hob, plumbing and space for a fridge freezer and washing machine, stainless steel sink and drainer, neutral decor, vinyl flooring and a double glazed window to the rear.

### Bedroom

3.74m x 2.91m (12' 3" x 9' 7") A spacious double bedroom with fresh neutral decor, single and double wardrobes providing ample storage, fitted carpet and a double glazed window to the side.

### Shower Room

2.36m x 1.44m (7' 9" x 4' 9") Completing the accommodation is the shower room comprising of a wash hand basin, wc, shower cubicle with electric shower, stylish wet wall and neutral finish, vinyl flooring and a double glazed window to the rear.

### Externally

This property boasts large well maintained communal gardens complete with a spacious well manicured lawn and drying area.

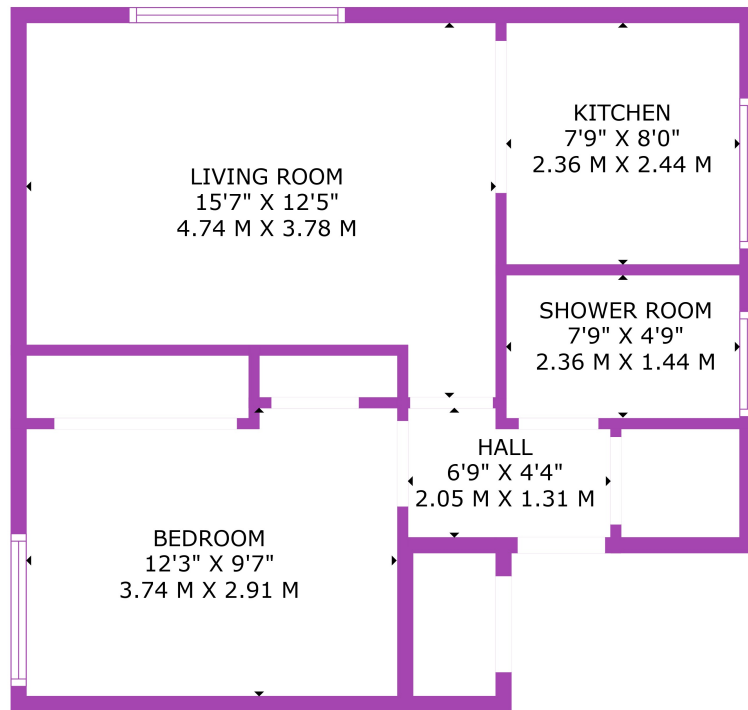
### Council Tax Band

Band A

### Disclaimer

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**TOTAL: 480 sq. ft, 45 m<sup>2</sup>**  
FLOOR 1: 480 sq. ft, 45 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 51 sq. ft, 4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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