



D/r, 3 Loanhead Street
Kilmarnock, KA1 3AU
P.O.A.

GREIG
Residential



Loanhead Street

Kilmarnock, KA1 3AU

Proudly presenting to the market this traditional one bedroom ground floor apartment perfectly positioned within an immediate town centre location providing ease of access to all Kilmarnock town centre amenities, transport links and within walking distance to the ever popular Dick Institute. Having been lovingly maintained offering spacious all on the level living space with fresh neutral décor throughout whilst maintaining a wealth of traditional features, complimented by communal gardens to the rear, this is the ideal first time buy, downsize or investment.





Hallway

1.27m x 2.29m (4' 2" x 7' 6") Access via outer wooden door into hallway offering neutral décor, newly fitted carpet and door access to lounge, bedroom one and shower room.

Lounge

3.92m x 4.62m (12' 10" x 15' 2") Generous main apartment offering fresh neutral décor, fitted carpet, double glazed window to the front and archway to kitchen.

Kitchen

1.79m x 1.94m (5' 10" x 6' 4") Offering fitted wall and base units, stainless steel sink and drainer, tiled splashback, plumbing/space for washing machine and fridge freezer, tiled flooring and double glazed window to the rear.

Bedroom One

3.84m x 4.62m (12' 7" x 15' 2") Generous double bedroom offering fresh neutral décor and newly fitted carpet, ceiling cornice and rose, storage cupboard and two double glazed windows to the front.

Shower Room

1.27m x 2.23m (4' 2" x 7' 4") Three piece suite comprising of WC, wash hand basin and shower cubicle with electric shower, wet wall to shower and tiling to walls and floor.

External

Offering generous low maintenance communal gardens to the rear with on street parking available to the front.

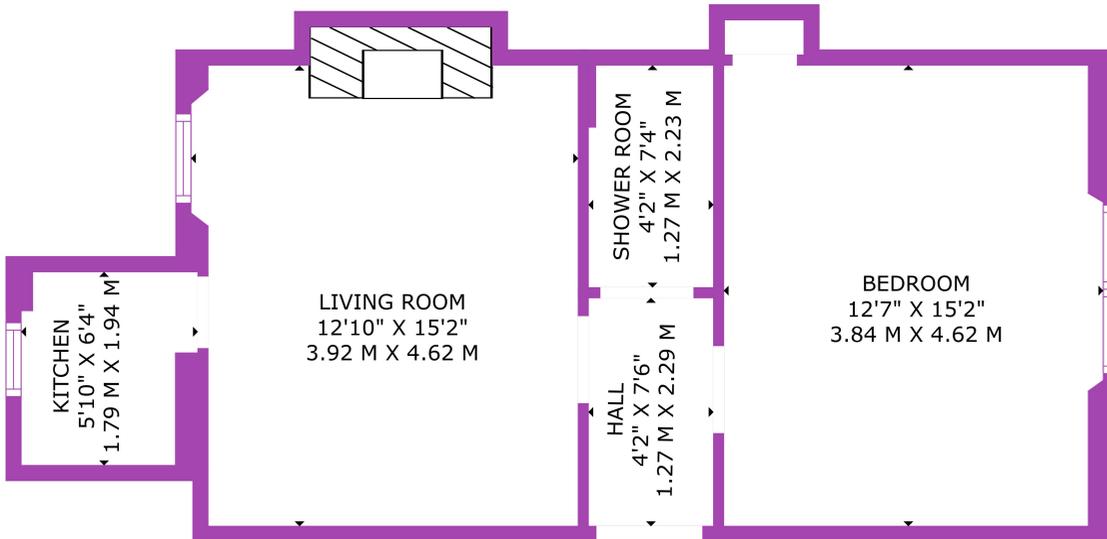
Council Tax Band

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.





TOTAL: 496 sq. ft, 46 m²
FLOOR 1: 496 sq. ft, 46 m²
EXCLUDED AREAS: FIREPLACE: 9 sq. ft, 1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

