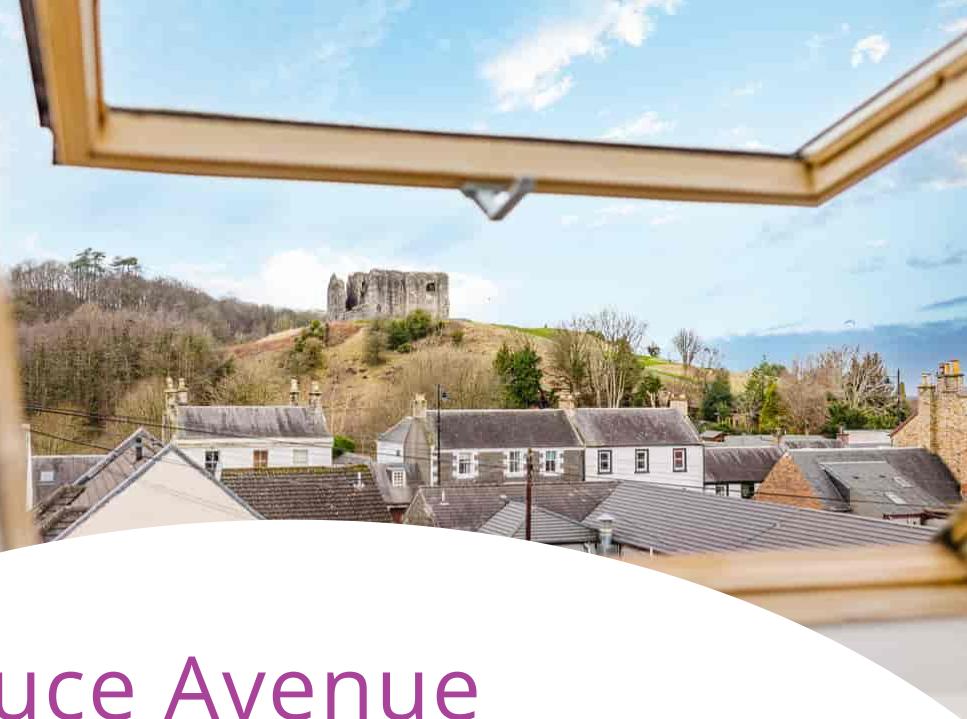




46 Bruce Avenue

Dundonald
Kilmarnock, KA2 9HX
P.O.A.

GREIG
Residential

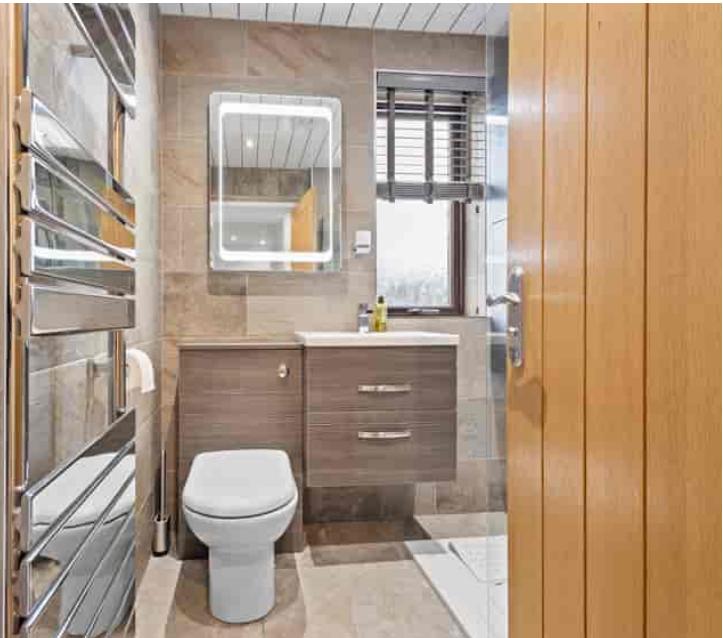


Bruce Avenue

Dundonald, Kilmarnock, KA2 9HX

Proudly presenting this highly desirable three bedroom terraced villa, ideally positioned within the charming village of Dundonald and enjoying stunning, enviable views of the historic Dundonald Castle. Internally extended, this spacious family home is arranged over three levels, offering generous accommodation complemented by modern fixtures and fittings throughout, including the added convenience of a ground floor wet room. Externally, the property benefits from low-maintenance gardens to the front and rear. With ease of access to both amenities and prime schooling, early viewing is highly recommended, as this attractive home is sure to prove popular.





Hallway

2.86m x 1.51m (9' 5" x 4' 11") The welcoming entrance hallway offers neutral decor, laminate flooring, carpeted staircase leading to the upper level and open access to lounge.

Lounge

4.56m x 3.66m (15' 0" x 12' 0") The lounge is a generous main living apartment offering modern decor with ceiling coving, feature fireplace, laminate flooring and double glazed window to the front. Access to kitchen.

Kitchen

4.63m x 2.11m (15' 2" x 6' 11") Stylish fully fitted kitchen offering a range of modern grey handle less wall and base storage units with complementary work surfaces, composite sink and drainer, integrated oven, electric hob and microwave. Plumbing/space for washing machine and tumble dryer, neutral decor, laminate flooring, ceiling spotlights, double glazed window to the rear and door leading out into the rear gardens. Door to wet room.

Wet Room

2.07m x 0.87m (6' 9" x 2' 10") Practical two piece wet room comprising of a wc and mains overhead shower.

Bedroom One

4.35m x 3.02m (14' 3" x 9' 11") Located on the top floor, the master bedroom is an impressive double offering neutral decor, fitted carpet and fitted wardrobes providing storage space. Double glazed Velux window to the rear boasting excellent views of the historic castle.

Bedroom Two

3.72m x 2.55m (12' 2" x 8' 4") The second double bedroom is rear facing again with enviable castle views, modern decor, ceiling coving, fitted carpet and a practical storage cupboard.



Bedroom Three

2.95m x 2.55m (9' 8" x 8' 4") Bedroom three is a double room with modern decor, ceiling coving, fitted carpet and a double glazed window to the front.

Bathroom

2.11m x 1.98m (6' 11" x 6' 6") Completing the accommodation is the modern, upgraded three piece shower room comprising of a wash hand basin with vanity storage, wc and shower cubicle with mains overhead shower. Contemporary fully tiled walls and floor, heated towel rail, LED mirror, ceiling spotlights and a double glazed opaque window to the rear.

External

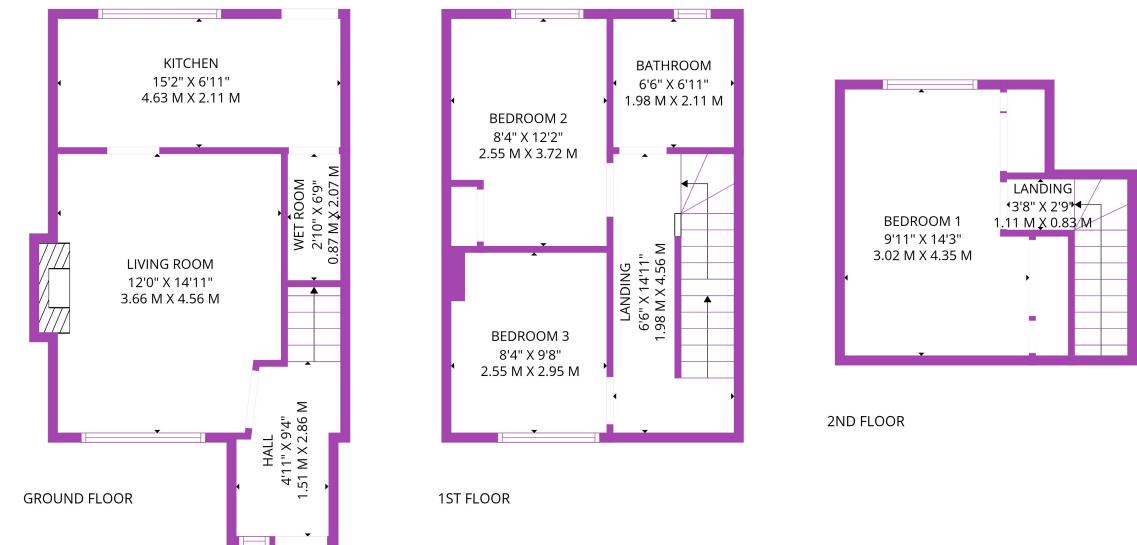
Private garden grounds to the front and rear, landscaped with ease of maintenance in mind. The front gardens are monobloc with chipped borders. The rear gardens are laid to paving with a decked patio and a timber summerhouse. Enclosed by fencing allowing for a safe and peaceful outdoor space.

Council Tax

Band A

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TOTAL: 859 sq. ft, 79 m²
 Ground floor: 368 sq. ft, 34 m², 1st floor: 337 sq. ft, 31 m², 2nd floor: 154 sq. ft, 14 m²
 EXCLUDED AREAS: FIREPLACE: 4 sq. ft, 0 m², LOW CEILING: 42 sq. ft, 4 m², WALLS: 85 sq. ft, 9 m²

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