



30 London Road
Kilmarnock, KA3 7AQ
P.O.A.

GREIG
Residential



London Road

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Proudly presenting this striking, handsome two bedroom main door apartment forming part of a traditional conversion on London Road, arguably one of Kilmarnock's most prominent addresses allowing direct access to town centre amenities, preferred schooling and transport links including train and bus stations. Intricately finished to a high standard having been lovingly maintained and upgraded by the current owners, whilst sympathetically retaining a wealth of traditional features, this property will be sure to suit a wide range of purchasers. Further benefitting from a communal car park and gardens to the rear.





Hallway

4.75m x 2.74m (15' 7" x 9' 0") Preferred main door access via the prominent grey wooden door from outer porch into impressive welcoming entrance/dining hallway. The spacious hallway offers modern decor, grey tiled flooring, detailed intricate cornice, two storage cupboards and access to formal lounge, dining kitchen, two double bedrooms and bathroom.

Formal Lounge

5.23m x 5.09m (17' 2" x 16' 8") Impressive, generously proportioned main apartment complete with hardwood flooring, contemporary stylish decor, traditional features including detailed ceiling cornice, deep skirtings, 3.57m ceiling height and a feature double glazed original bay window to the front. Plentiful space for freestanding furniture

Dining Kitchen

3.60m x 3.60m (11' 10" x 11' 10") Contemporary dining sized fitted kitchen providing a range of modern high gloss wall and base storage units with complimentary work surfaces, integrated oven, ceramic induction hob, hood and dishwasher. Plumbing/space for American style fridge/freezer, ceiling spotlights, under cabinet lighting and click vinyl flooring. Neutral decor, plentiful space for dining table and chairs.

Utility Cupboard

1.38m x 1.30m (4' 6" x 4' 3") Practical pantry storage cupboard with plumbing space for washing machine and tumble dryer, neutral decor and shelves storage space.

Bedroom One

5.17m x 3.74m (17' 0" x 12' 3") Sizeable master bedroom with contemporary decor, fitted carpet, fitted wardrobes and a double glazed window to the side. Door access to en suite.

En Suite Shower Room

2.49m x 2.06m (8' 2" x 6' 9") Three piece master en suite shower room comprising of double shower cubicle with mains operated shower, wc and wash hand basin. Ceiling spotlights, contemporary neutral tiling to walls and floor, double glazed opaque window to the side.

Bedroom Two

5.08m x 3.40m (16' 8" x 11' 4") The second bedroom is a generous double with soft white decor, impressive ceiling heights, stunning detailed cornicing and hardwood flooring. Double glazed windows to the front and side.

Bathroom

2.62m x 1.66m (8' 7" x 5' 5") Completing the accommodation is the three piece bathroom comprising of bath with mixer taps, wc and wash hand basin. Heated towel rail, modern tiling to walls and floor, ceiling spotlights and heated towel rail.

External

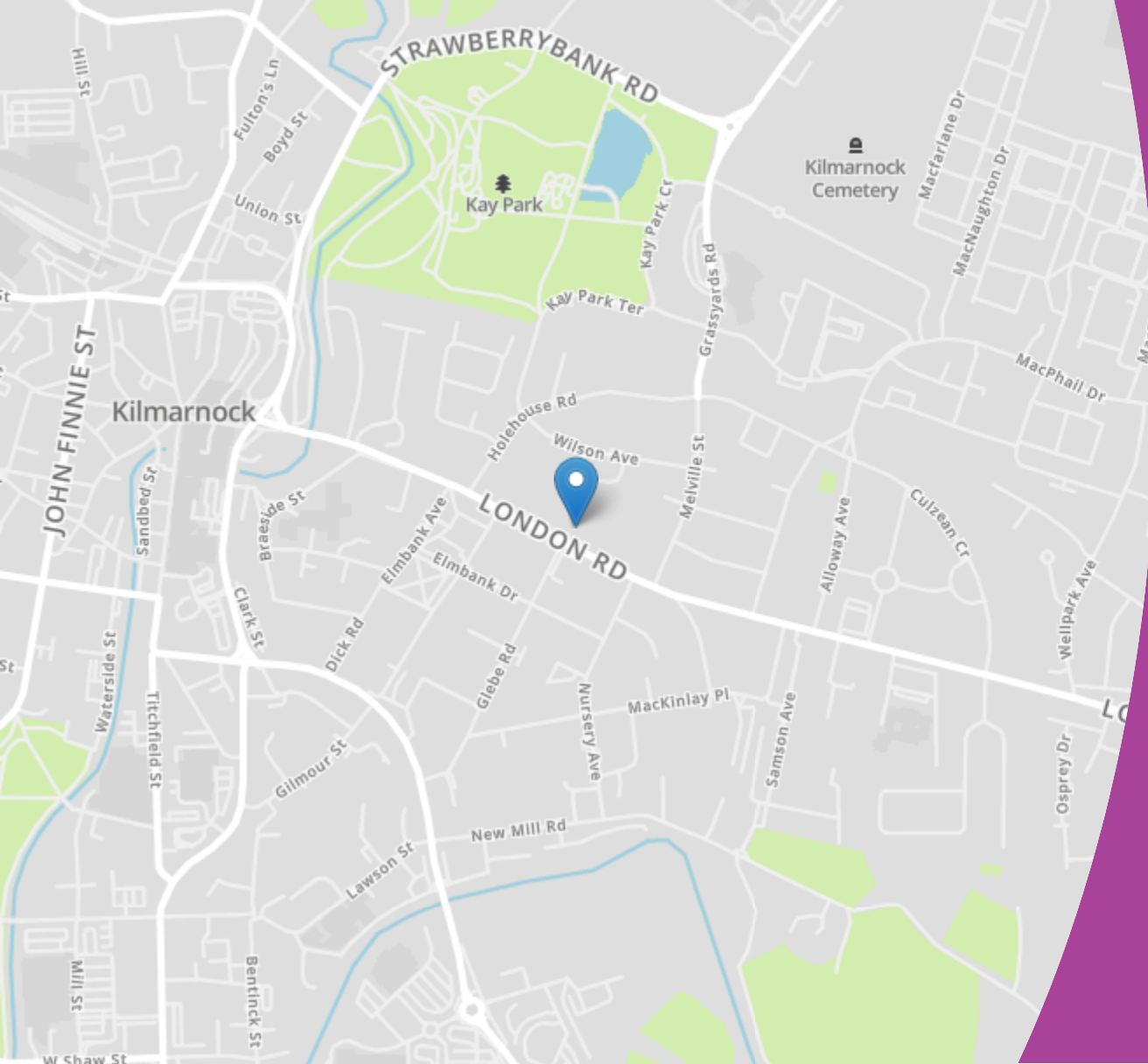
Communal garden grounds mostly laid to lawn offering open outlooks with a mix of greenery, allocated parking space as per title deeds.

Council Tax

Band E

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