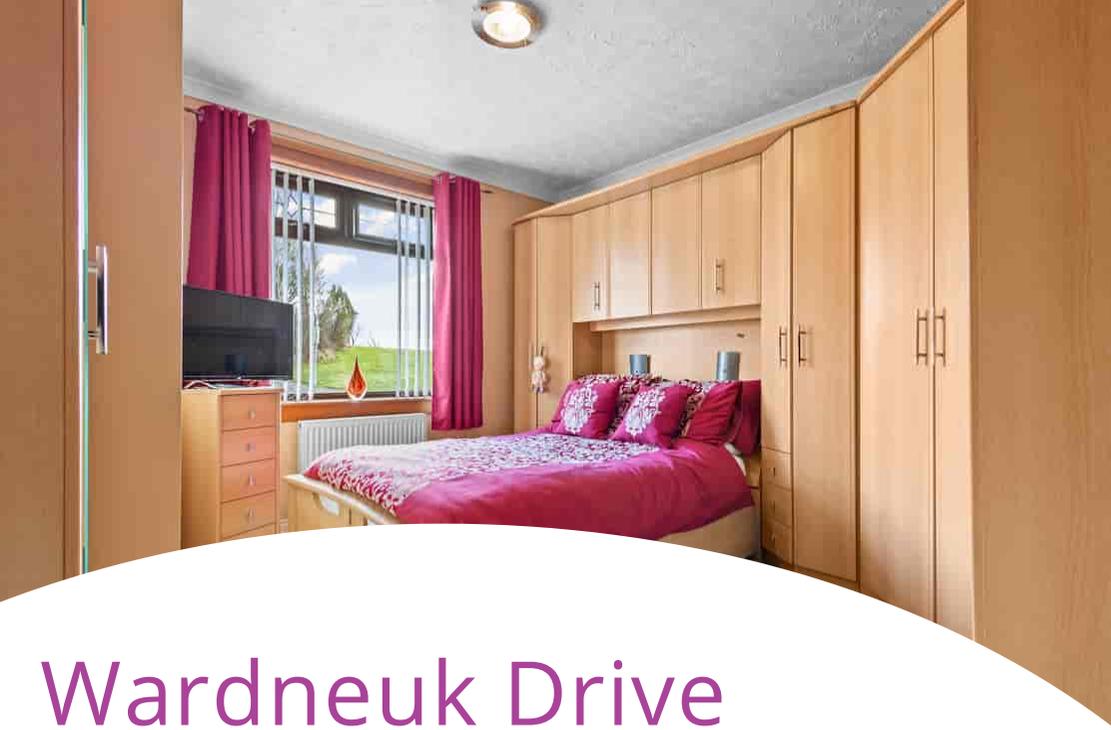




85 Wardneuk Drive
Kilmarnock, KA3 2EX
P.O.A.

GREIG
Residential



Wardneuk Drive

Kilmarnock, KA3 2EX

Proudly presenting this charming two bedroom, preferred ground floor flat located in the ever popular Onthank area of Kilmarnock. Ideally positioned on a local bus route and enjoying open greenery directly to the front, this delightful home offers generous accommodation all on the level, making it perfectly suited to a wide range of purchasers. Externally, the property is enhanced by a generous private driveway to the front, providing convenient off street parking, along with private gardens to the rear. The popular Onthank area is ideally positioned for easy access to a wide range of local amenities, reputable schooling, and excellent transport links via the nearby M77 motorway. Early viewing is highly advised as this will appeal.





Porch

1.79m x 1.43m (5' 10" x 4' 8") Accessed via outer UPVC door, offering neutral decor and laminate flooring.

Hallway

2.17m x 4.43m (7' 1" x 14' 6") The welcoming entrance hallway offers neutral decor, ceiling coving, oak effect laminate flooring which seamlessly flows through from the porch, storage cupboard and gives door access to all apartments.

Lounge

3.91m x 4.49m (12' 10" x 14' 9") The formal lounge is a generously proportioned main living apartment offering soft decor, ceiling coving, feature electric fire place, laminate flooring and double glazed window to the front with open outlooks.

Kitchen

2.79m x 3.80m (9' 2" x 12' 6") Generous fitted kitchen offering a range of white wall and base storage units with contrasting anthracite work surfaces, integrated gas hob and cooker hood, electric oven, integrated fridge and freezer, plumbing space for washing machine, composite sink and drainer, crisp white tiled walls with anthracite splash back, tiled flooring, two storage cupboards, double glazed window to the rear and door leading out into the rear gardens.

Bedroom One

3.66m x 3.85m (12' 0" x 12' 8") The master bedroom is a generous double offering neutral decor, ceiling coving, storage cupboard, fitted carpet and double glazed window to the front.

Bedroom Two

3.66m x 3.29m (12' 0" x 10' 10") The second double bedroom is rear facing with a double glazed window, neutral decor, storage cupboard and fitted carpet.

Bathroom

1.48m x 2.33m (4' 10" x 7' 8") Completing the accommodation is the three piece wet room suite comprising of a wash hand basin with vanity storage, wc and mains shower, chrome heated towel rail, wet wall finish, non slip vinyl flooring and a double glazed opaque window to the rear.

External

Positioned on a generous plot, this ground floor flat provides private garden grounds to the front and rear. To the front is a generous monobloc driveway providing ample off street parking, with gated access. The rear gardens offers a drying green area laid to lawn and patio area laid to slab.

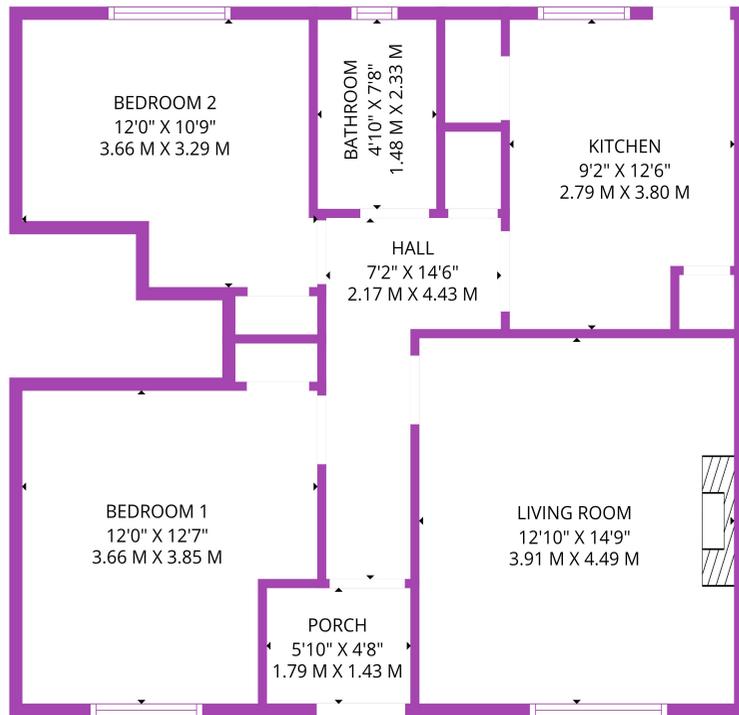
Council Tax

Band A

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TOTAL: 721 sq. ft, 67 m²
Ground floor: 721 sq. ft, 67 m²
EXCLUDED AREAS: PORCH: 27 sq. ft, 3 m², WALLS: 66 sq. ft, 6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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