



9 Roxburgh Road

Hurlford

Kilmarnock, KA1 5BW

P.O.A.

**GREIG**  
*Residential*



## Roxburgh Road

Hurlford, Kilmarnock, KA1 5BW

Proudly presenting this modern two bedroom ground floor flat located in the heart of Hurlford offering close proximity to local amenities, schooling and transport links. Offering spacious all on the level accommodation with contemporary décor throughout and private gardens to the rear, this is the ideal first time buy or downsize.





### Hallway

5.95m x 1.04m (19' 6" x 3' 5") Accessed from private outer UPVC double glazed door into spacious hallway offering contemporary décor, vinyl flooring, two good sized storage cupboards, ceiling coving and access to lounge, bathroom and two bedrooms.

### Lounge

4.37m x 3.84m (14' 4" x 12' 7") Generous main apartment offering neutral décor, fitted carpet, shelved alcove, ceiling coving, double glazed window to the front bosting open outlooks and door access to kitchen.

### Kitchen

3.33m x 3.03m (10' 11" x 9' 11") Fitted kitchen offering crisp white décor, contemporary black gloss wall and base units with contrasting white sparkle work surfaces, integrated oven with ceramic hob and extractor hood, integrated fridge freezer, porcelain sink and drainer with mixer taps, plumbing space for washing machine, white brick effect tiled splashback, laminate flooring, double glazed window to the rear and UPVC double glazed door to rear gardens.

### Bedroom One

4.10m x 2.93m (13' 5" x 9' 7") Generous proportioned double bedroom offering contemporary décor, fitted carpet, ceiling coving and double glazed window to the front.

### Bedroom Two

4.10m x 2.93m (13' 5" x 9' 7") Generous double bedroom offering neutral décor, fitted carpet, ceiling coving and double glazed window to the rear overlooking garden.

### Bathroom

1.79m x 1.72m (5' 10" x 5' 8") Modern three piece white suite comprising of WC, wash hand basin and mains operated shower over bath with mixer taps, contemporary wet wall finish to walls, vinyl flooring, heated towel rail and double glazed opaque window to the rear.

### External

Low maintenance private gardens to the rear laid to lawn. Offering on street parking and chipped garden to the front garden.

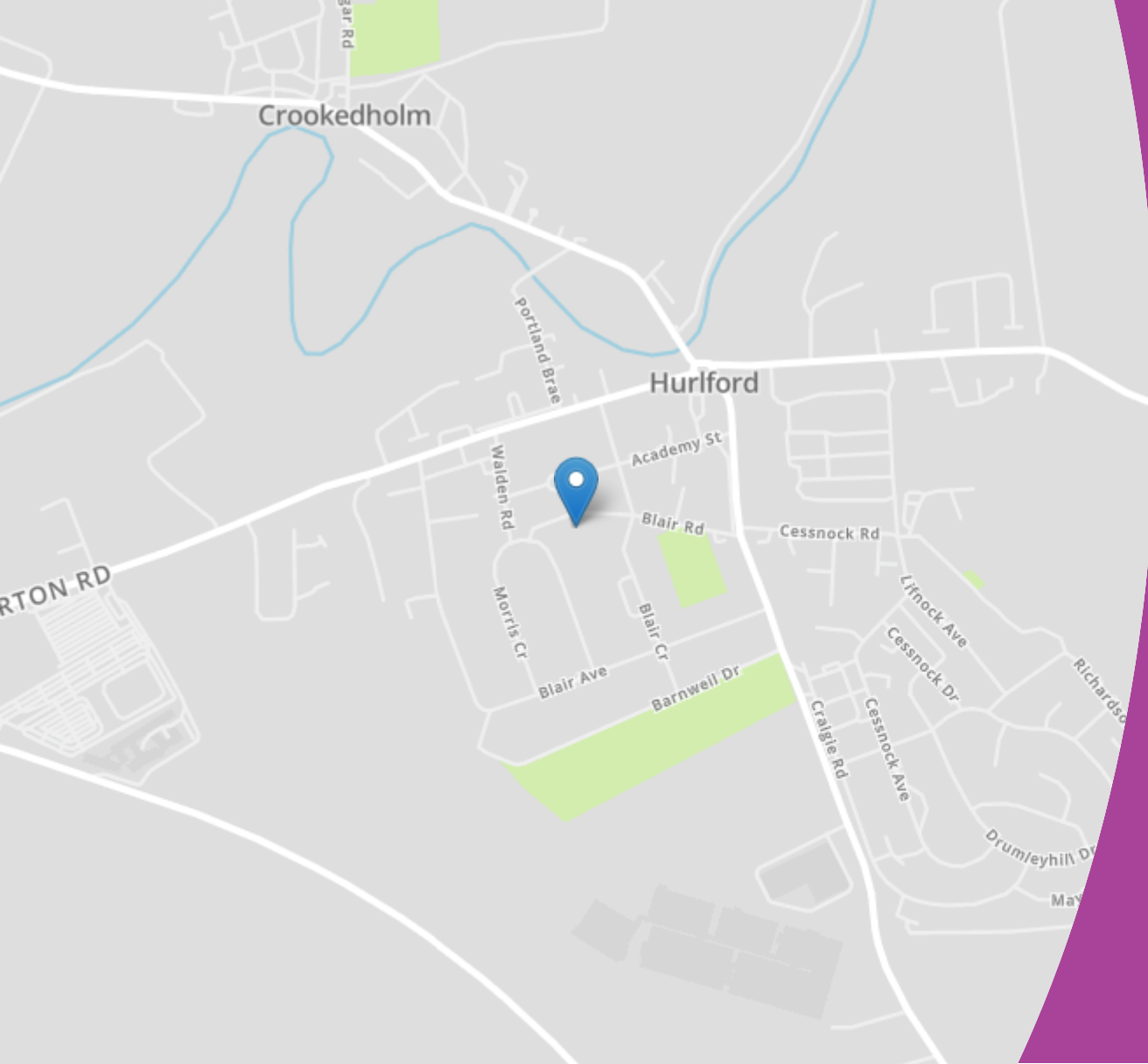
### Council Tax Band

Band A

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