



52 Bath Street
Kilmarnock, KA3 1HY
P.O.A.

GREIG
Residential



Bath Street

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Greig Residential are delighted to present to the market this extended three bedroom semi detached house located in the heart of Kilmarnock close to local amenities, schooling and transport links. Offering spacious contemporary accommodation across two levels and situated on a desirable corner plot with low maintenance landscaped gardens and ample off street parking.

Having been lovingly presented in show home condition throughout this is the ideal family home and is sure to impress all who view.





Hallway

1.47m x 1.33m (4' 10" x 4' 4") Access is given via a UPVC double glazed outer door to a welcoming entrance hallway comprising of contemporary decor and solid oak flooring. The hallway gives access to the lounge, sitting room and a carpeted staircase leads to the upper level.

Lounge

7.04m x 3.04m (23' 1" x 10' 0") Substantial main apartment offering contemporary stylish decor, feature electric log burner, shelved recess, solid oak flooring, a double glazed window to the front and double glazed french doors to the rear.

Sitting Room/ dining Room

3.91m x 3.07m (12' 10" x 10' 1") Offering a contemporary open plan layout to the kitchen the spacious dining room or family room comprises of soft contemporary decor, ceiling spotlights, stylish grey laminate flooring and a double glazed window to the front.

Kitchen

4.03m x 2.93m (13' 3" x 9' 7") Contemporary fitted kitchen complete with cream gloss wall and base storage units with complimentary oak effect work surface, integrated oven, microwave and gas hob, plumbing and space for american fridge freezer, dish washer and washing machine, neutral decor, practical understairs storage cupboard, click vinyl flooring, a double glazed window to rear and UPVC double glazed door leading to the rear garden.

Bedroom One

4.16m x 3.42m (13' 8" x 11' 3") Generous master bedroom with contemporary decor, laminate flooring, access to en-suite facilities and a double glazed window to the front.

En-Suite

2.75m x 2.30m (9' 0" x 7' 7") Practical en-suite comprising of a wash hand basin, wc, free standing bath with mixer taps, contemporary decor, heated towel rail, stone effect tiling to

half height, tiled flooring and a double glazed opaque window to the rear.

Bedroom Two

4.07m x 3.34m (13' 4" x 10' 11") A spacious double bedroom comprising of contemporary decor, fitted wardrobes and storage cupboard, laminate flooring and two double glazed windows to the front.

Bedroom Three

2.07m x 3.51m (6' 9" x 11' 6") Rear facing generous double with neutral decor, fitted carpet and a double glazed window to the rear.

Bathroom

1.86m x 1.69m (6' 1" x 5' 7") Completing the accommodation is family bathroom comprising of wash hand basin and wc vanity combination unit, bath with mixer taps, heated towel rail, stylish tiling to walls and flooring, feature mirrored wall and a double glazed opaque window to the rear.

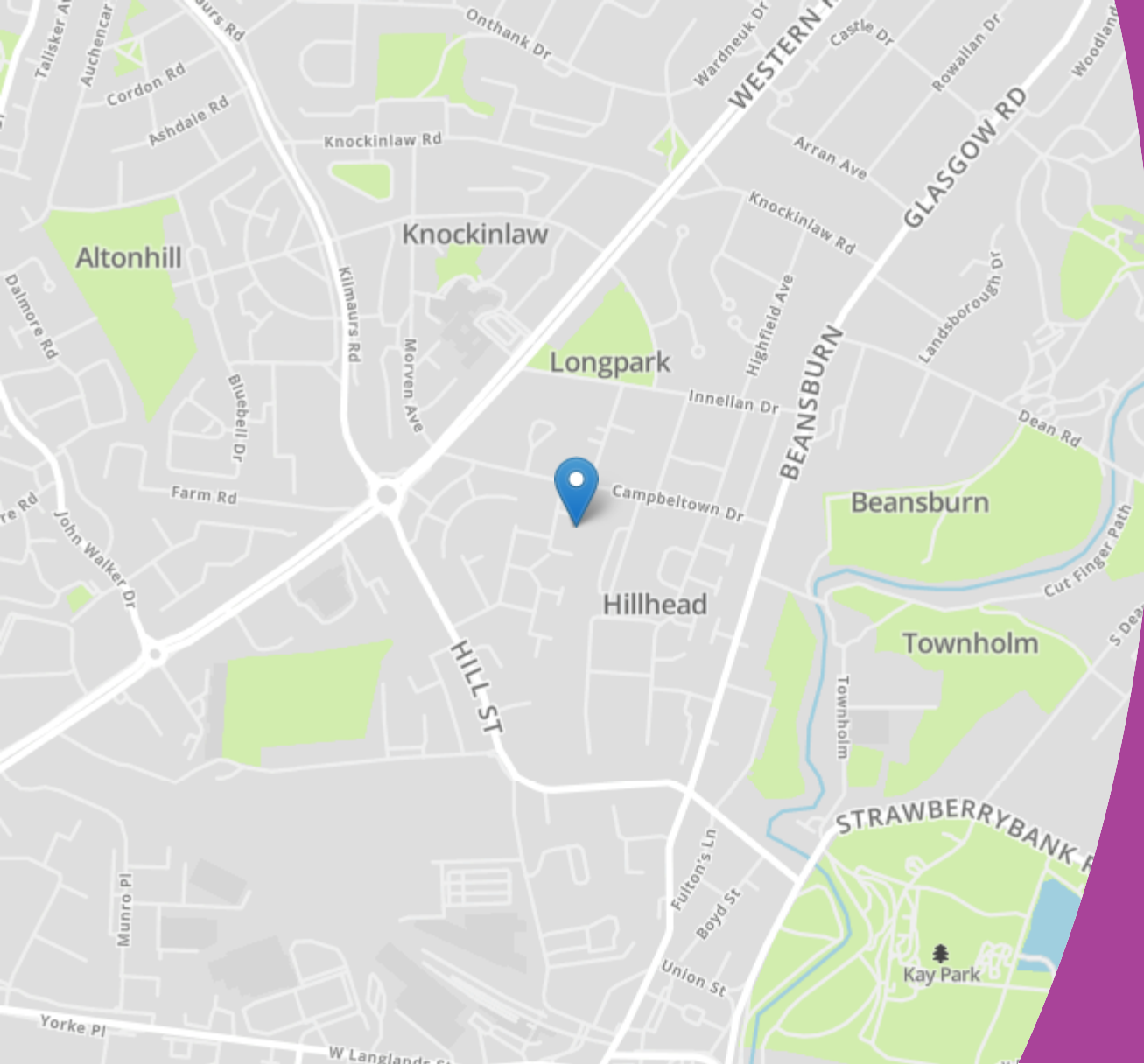
Externally

This property boasts spacious private gardens to the front and rear, the front garden has been fully laid with mono block allowing for ample off street parking whilst the rear garden has an area laid to chip and a decked patio area perfect for al fresco dining and entertaining.

Disclaimer

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