



U/I, 44 Glebe Road  
Kilmarnock, KA1 3DL  
P.O.A.

**GREIG**  
*Residential*



## Glebe Road

Kilmarnock, KA1 3DL

Proudly presenting to the market this spacious, well presented two bedroom upper floor flat conveniently located in Kilmarnock town centre within a sought after postcode close to amenities and transport links. Boasting traditional features with fresh neutral finishings throughout and communal gardens to the rear, this is the perfect first time buy, investment or downsize property.





### Hallway

3.45m x 1.05m (11' 4" x 3' 5") Accessed by outer wooden door from communal entry offering white décor, laminate flooring and door access to lounge, two bedrooms and shower room.

### Lounge

4.85m x 3.55m (15' 11" x 11' 8") Generous main apartment offering fresh neutral décor, laminate flooring, featuring gas fire set within stone/wood surround, ceiling cornice and rose, double glazed window to the rear and door access to kitchen.

### Kitchen

3.20m x 1.85m (10' 6" x 6' 1") Fitted kitchen offering ample wall and base units, integrated oven with four burner gas hob, composite sink and drainer, plumbing/space for washing machine and fridge, tiled flooring, neutral décor and two double glazed windows to the side and rear.

### Bedroom One

4.06m x 3.28m (13' 4" x 10' 9") Generous double bedroom offering fresh white décor, wooden flooring, ceiling cornice, eight door fitted wardrobes and double glazed window to the front.

### Bedroom Two

4.23m x 3.30m (13' 11" x 10' 10") Double bedroom offering fresh white décor, laminate flooring, ceiling cornice and double glazed window to the rear.

### Shower Room

2.30m x 1.08m (7' 7" x 3' 7") Three piece suite comprising of WC, wash hand basin and electric shower with tiling to walls and floor.

### External

Generous communal gardens to the rear laid to lawn and patio with drying facilities.

On street parking available to the front.

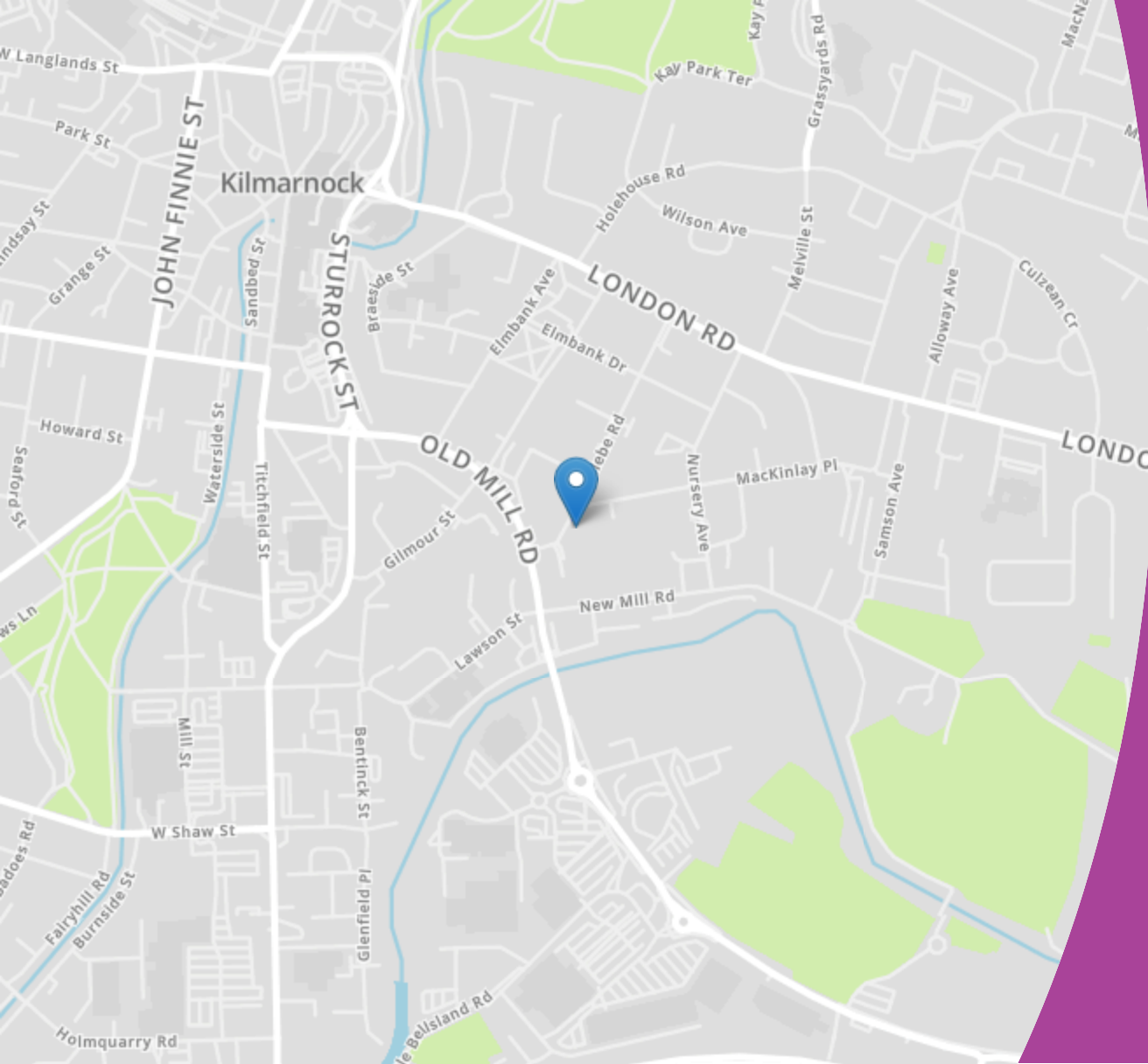
### Council Tax Band

Band B

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