



11 South Dean Road  
Kilmarnock, KA3 7RB  
P.O.A.

**GREIG**  
*Residential*



## South Dean Road

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Greig Residential are delighted to present to the market this well presented one bedroom traditional ground floor flat providing all accommodation conveniently on the level, positioned in a preferred cul de sac pocket with leafy outlooks and surroundings, in a highly desirable area of Kilmarnock, perfect for access to town centre or M77 transport links. Complete with neutral decor throughout with a wealth of traditional features retained, private and communal gardens this would be the ideal investment, downsize or first time purchase.





### Hallway

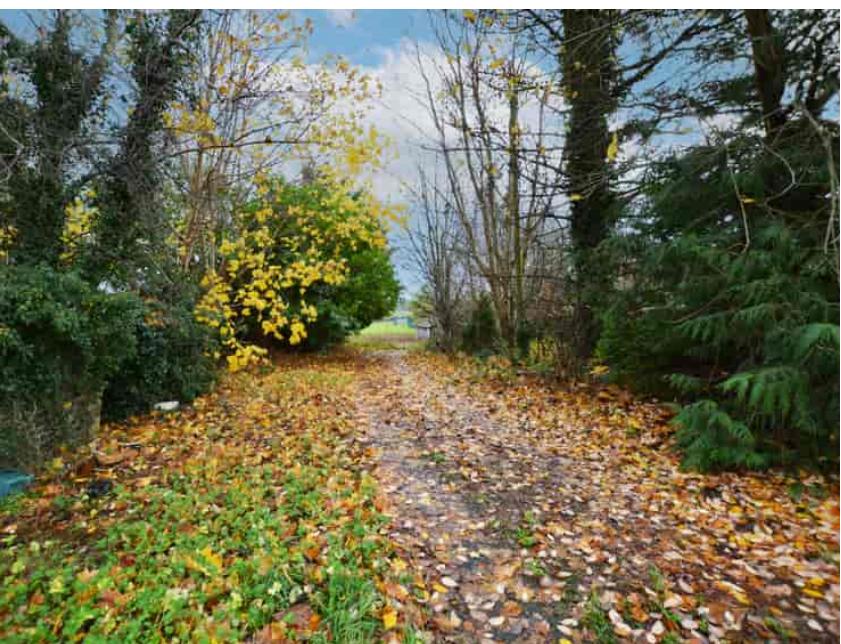
2.33m x 1.04m (7' 8" x 3' 5") Accessed from communal entry via the outer wooden door, the welcoming entrance hallway provides access to lounge, bedroom and bathroom with crisp white decor.

### Formal Lounge

4.21m x 4.84m (13' 10" x 15' 11") Generously proportioned main apartment comprising of fresh white decor, hardwood oak flooring, decorative wall lighting and traditional shelved alcove. Large walk in storage cupboard, high ceiling height, door to kitchen and double glazed window to the rear.

### Kitchen

1.77m x 1.75m (5' 10" x 5' 9") Fitted kitchen offering a selection of modern wall and base storage units with complimentary work surface, stainless steel sink and drainer, plumbing/space for fridge/freezer and washing machine. White tiled splashback, laminate flooring, crisp white decor and double glazed window to the rear.



### Bedroom

4.31m x 3.59m (14' 2" x 11' 9") Large double bedroom offering neutral decor and fitted carpet, traditional high ceiling with central rose and cornicing. Double glazed window to the front and plentiful space for freestanding furniture.

### Bathroom

3.13m x 1.03m (10' 3" x 3' 5") Completing the accommodation is the three piece bathroom suite comprising of wash hand basin, wc and bath with electric overhead shower. Neutral tiling to walls and floor, ceiling spotlights and double glazed opaque window to the front.

### External

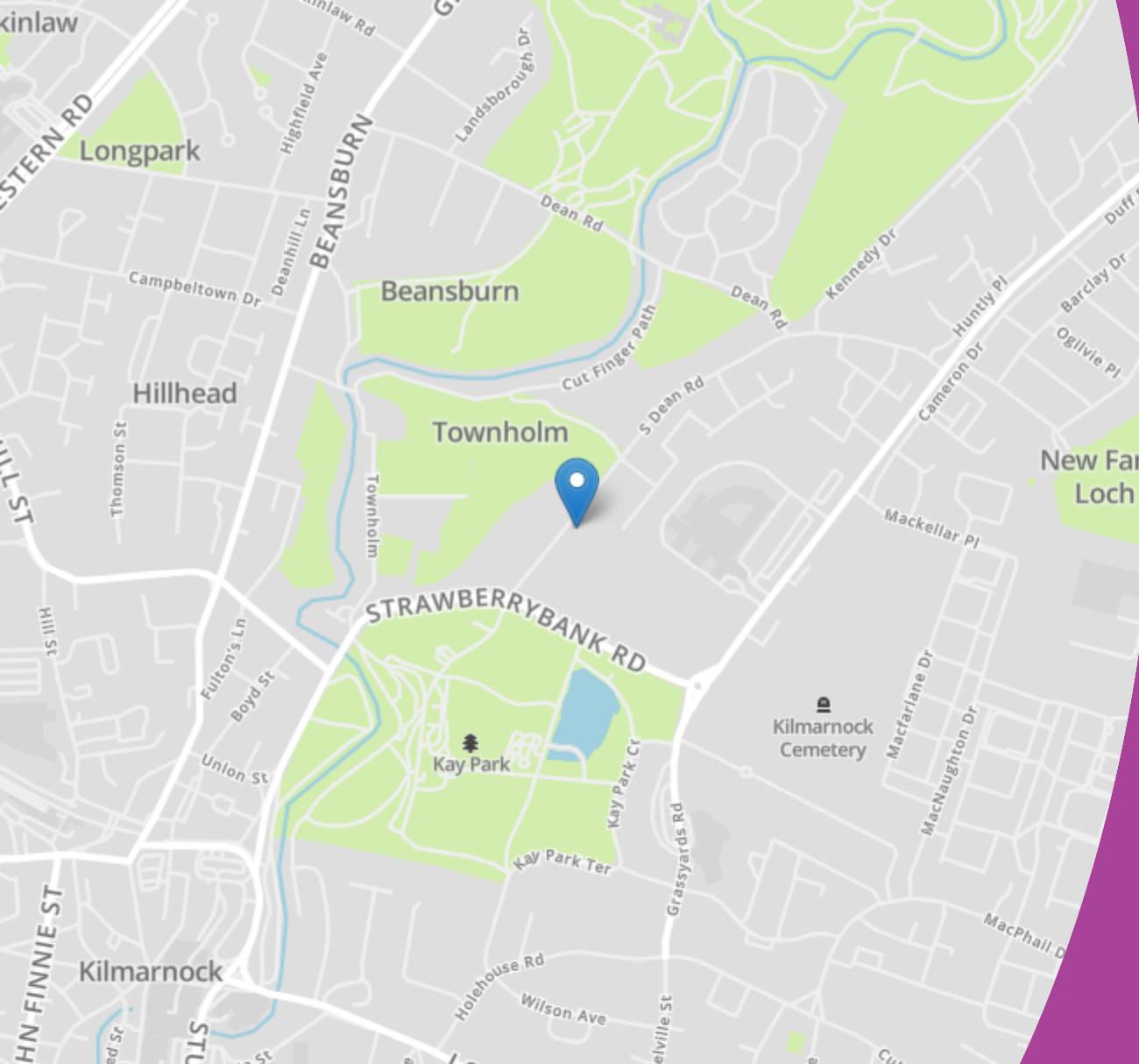
A selection of private and communal gardens to the front and rear mostly laid to lawn and plentiful on street parking available to the front.

### Council Tax

Band A

### Disclaimer

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