



59 Rathlin Avenue
Kilmarnock, KA1 4NH
P.O.A.

GREIG
Residential



Rathlin Avenue

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Proudly presenting to the market this superb three bedroom semi-detached villa located within a popular residential area of Kilmarnock with ease of access to local amenities, transport links and schooling. Having been lovingly maintained boasting spacious flexible accommodation over two levels with contemporary fixtures and fittings throughout, complimented by generous low maintenance private gardens and plentiful off street parking on mono bloc driveway, this is sure to appeal to a wide range of buyers from first time home owners to those looking to downsize. Early viewings are advised.





Hallway

2.00m x 1.85m (6' 7" x 6' 1") Accessed via outer white UPVC door into hallway offering white décor, grey laminate flooring, storage cupboard, carpeted staircase to upper level and door access to lounge and bedroom three.

Lounge

5.49m x 3.56m (18' 0" x 11' 8") Generous main apartment offering grey & white décor, grey laminate flooring, plentiful space for dining table and chairs, four stylish wall lighting, door access to kitchen, double glazed window to the front and double patio doors giving access to rear gardens.

Kitchen

4.50m x 2.66m (14' 9" x 8' 9") Modern fitted kitchen offering white gloss wall and base units with contrasting black work surfaces, black composite sink and drainer, plumbing/space for range cooker and washing machine, extractor hood, integrated fridge freezer and dishwasher, under cabinet and plinth lighting, ceiling spotlights, double glazed window to the rear and white UPVC door giving access to rear gardens.



Bedroom Three

3.80m x 2.85m (12' 6" x 9' 4") Generous double bedroom, conveniently located downstairs, offering soft neutral décor, fitted carpet, storage cupboard and double glazed window to the front.

Bedroom One

4.55m x 3.40m (14' 11" x 11' 2") Impressive master bedroom offering neutral décor, fitted carpet, fitted bedroom furniture, storage cupboard, double glazed window to the front and door access to attic.

Bedroom Two

3.60m x 3.50m (11' 10" x 11' 6") Generous double bedroom offering contemporary grey décor, fitted carpet, fitted mirrored door wardrobes and double glazed window to the side and rear.

Shower Room

2.25m x 1.90m (7' 5" x 6' 3") Three piece suite comprising of WC, wash hand basin combination unit and corner shower cubicle, chrome heated towel rail, wet wall finish to shower cubicle, vinyl flooring, ceiling spotlights and double glazed opaque window to the rear.



External

Generous low maintenance private gardens to the rear laid to chip and mono bloc. Further complimented by raised decking area laid with astro, perfect for al fresco dining and entertaining. Leading to detached garage providing ample storage or off street parking.

Additional off street parking available to the front on mono bloc driveway accompanied by chipped garden.

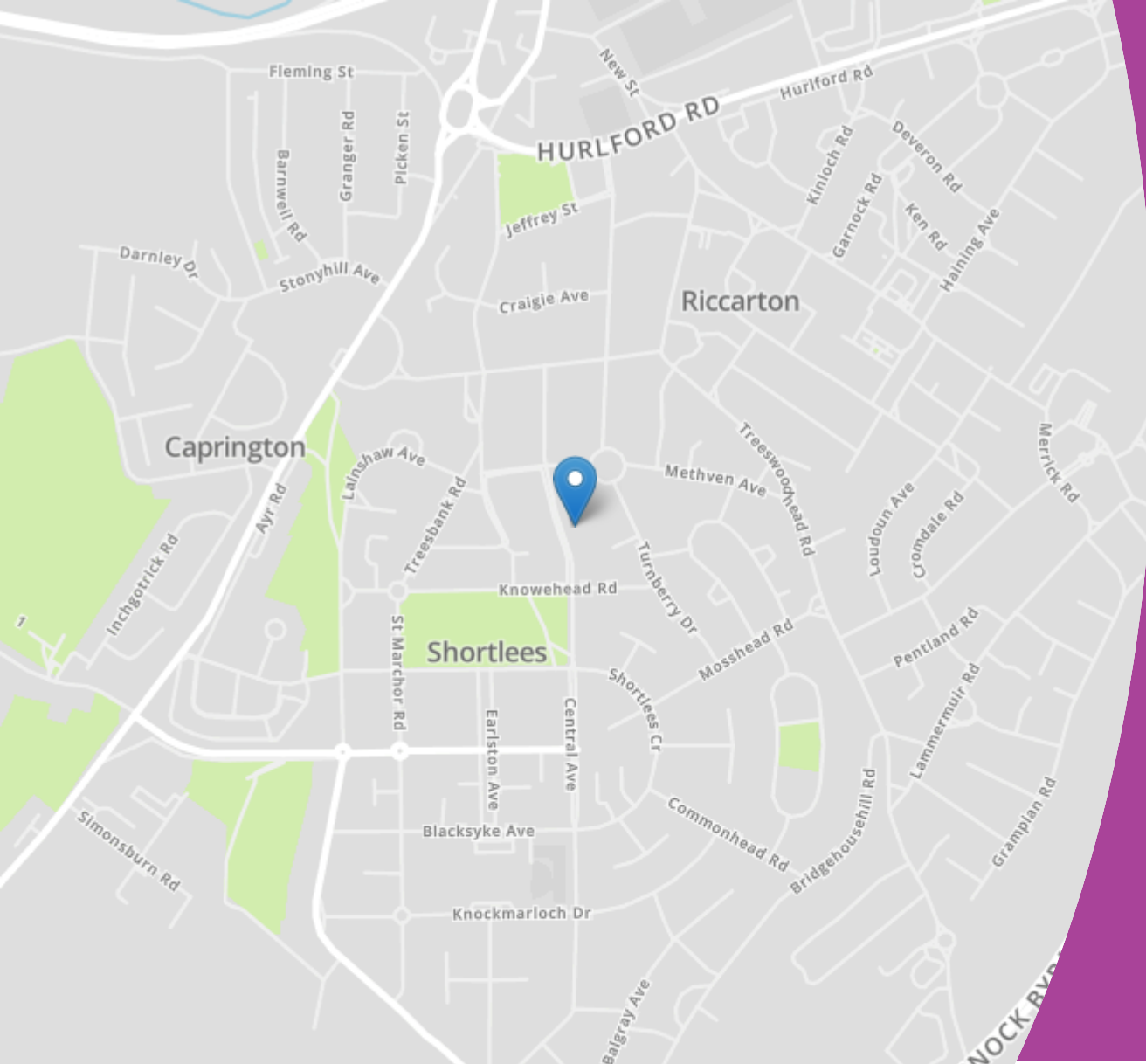
Council Tax Band

Band B

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