



13 Towerhill Avenue

Kilmaurs

Kilmarnock, KA3 2TN

P.O.A.

GREIG
Residential



Towerhill Avenue

Kilmaurs, Kilmarnock, KA3 2TN

Beautifully positioned within one of Kilmaurs' most sought after residential areas, this impressive three apartment semi detached bungalow is sure to delight. Offering generous, all on the level accommodation across three flexible apartments, the home is enhanced by a stunning conservatory providing additional versatile living area. Tastefully decorated in neutral tones and featuring modern fixtures and fittings throughout. Externally, it benefits from private, well maintained gardens, ample off street parking, and a detached garage. An ideal choice for first time buyers, downsizers, or investors alike, this charming home truly ticks every box and is certain to impress upon viewing.





Hallway

1.32m x 1.73m (4' 4" x 5' 8") Access is given to a spacious welcoming hallway boasting neutral decor, practical storage cupboard and laminate flooring. The hallway provides access to the lounge and kitchen.

Lounge

5.22m x 3.66m (17' 2" x 12' 0") Generously proportioned main apartment offering neutral decor, ceiling coving, feature fireplace, fitted carpet and a double glazed bay window to the front.

Kitchen

3.42m x 2.48m (11' 3" x 8' 2") Fully fitted kitchen complete with ample wall and base storage units, complimentary work surface, integrated oven, gas hob, free standing washing machine and tumble drier, stainless steel sink and drainer, neutral decor, ceiling spotlights, laminate flooring and a double glazed window to the side.

Bedroom One

4.78m x 2.76m (15' 8" x 9' 1") Generous double bedroom boasting neutral decor, fitted bedroom furniture, fitted carpet and a double glazed window to the rear.

Bedroom Two/Dining Room

2.79m x 3.39m (9' 2" x 11' 1") A spacious apartment offering neutral decor, a selection of fitted wardrobes, fitted carpet and door leading to the conservatory.

Conservatory

3.41m x 3.34m (11' 2" x 10' 11") Superb fully glazed conservatory offering additional family space with neutral decor and laminate flooring.

Bathroom

1.88m x 2.24m (6' 2" x 7' 4") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity storage, wc, shower cubicle with mains shower, fully tiled finish to walls, ceiling spotlights, tiled flooring and a double glazed window to the side.

Externally

This property is set on a generous plot boasting private front, side and rear gardens, the front garden has been fully laid to chip with a large paved driveway to the side allowing for ample off street parking and leading to the detached garage. The rear garden boasts an area laid to chips and a paved patio perfect for al fresco dining and entertaining.

Council Tax Band

Band C

Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.

