



73 Rankin Court
Kilmarnock, KA3 7QX
Offers Over £89,995

GREIG
Residential



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Proudly presenting this sizeable four bedroom end of terrace villa which is the ideal family home boasting a wealth of generous, flexible living space over two levels. Positioned on a favourable plot in the highly sought after New Farm Loch area of Kilmarnock providing direct access to M77 transport links, ideal for the commuter and within close proximity to a selection of popular schooling for all levels. Presented in excellent condition with modern fixtures & fittings throughout complete with a bedroom and cloaks/wc conveniently on the lower level, private gardens and plentiful parking directly to the rear, we are confident this will appeal.





Hallway

5.36m x 1.89m (17' 7" x 6' 2") With access via the outer UPVC door, the welcoming entrance hallway offers laminate flooring and contemporary decor, door access to lounge, cloaks/wc and bedroom four. Carpeted staircase to the upper level.

Formal Lounge

6.27m x 3.53m (20' 7" x 11' 7") Impressive main living space comprising of tasteful modern decor, feature tartan style carpeting, double doors leading into kitchen and two double glazed windows to the rear. Plentiful space for freestanding furniture.

Kitchen

3.68m x 3.07m (12' 1" x 10' 1") Stunning fully fitted kitchen offering a great selection of wall and base storage units with complimentary work surfaces, composite sink and drainer, integrated appliances including induction hob, oven, hood and fridge/freezer. Plumbing/space for washing machine, decorative tiled splashback, tiled flooring and neutral decor. Double glazed window to the rear and door leading out into the rear gardens.

Bedroom Four

2.93m x 2.41m (9' 7" x 7' 11") Conveniently located on the lower level, this bedroom is a generous double offering neutral decor, fitted carpet, practical storage cupboard and double glazed window to the side. An excellent flexible use apartment which could lend itself to a multitude of uses.

Cloaks/WC

2.05m x 1.08m (6' 9" x 3' 7") Practical two piece cloaks/wc located on the ground floor comprising of wash hand basin with vanity storage and wc set, half height wet wall finish around walls, ceiling spotlights, laminate flooring and double glazed opaque window to the front.

Bedroom One

4.55m x 2.59m (14' 11" x 8' 6") On the upper level the master bedroom is a generous double offering neutral decor, fitted carpet, two storage cupboards and double glazed window to the rear overlooking the gardens.



Bedroom Two

3.58m x 2.93m (11' 9" x 9' 7") The second double bedroom is complete with soft decor, fitted carpet and double glazed window to the rear.

Bedroom Three

3.77m x 3.56m (12' 4" x 11' 8") Bedroom three is a double room offering practical storage cupboard, neutral decor, fitted carpet and rear facing double glazed window.

Bathroom

2.71m x 1.75m (8' 11" x 5' 9") Completing the accommodation is the three piece family bathroom suite comprising of wash wash basin and WC combination unit and bath with mains overhead shower. Modern wet wall finish to walls, vinyl flooring, heated towel rail, ceiling spotlights and double glazed opaque window to the front.

Externally

Positioned on a sizeable plot, this family villa boasts private low maintenance gardens to the front and rear. The front gardens offer an artificial lawn and paved patio. To the rear the gardens are mostly laid to chips. Plentiful on street parking available directly to the rear via the resident's car park area.

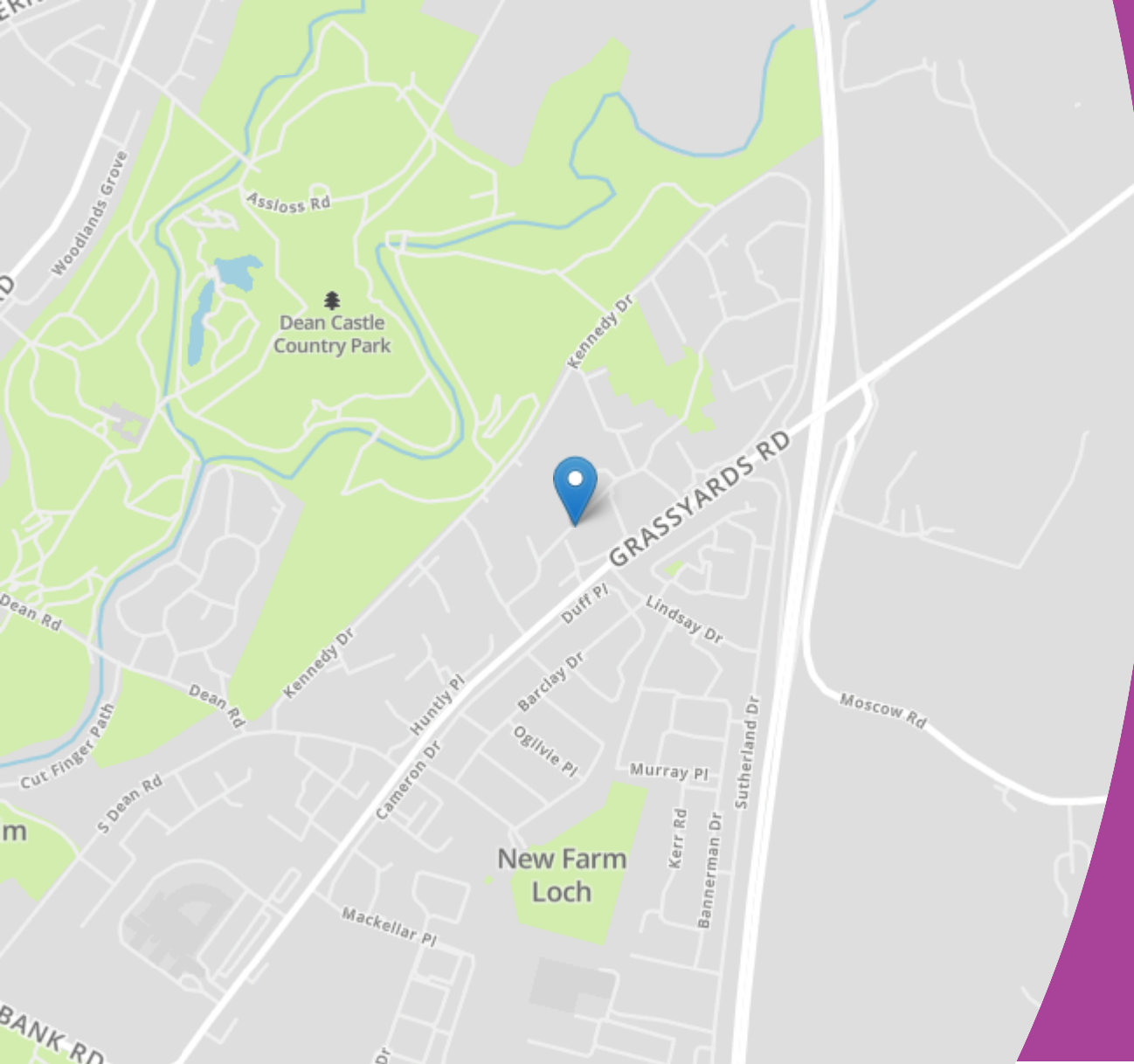
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