



15b Irvine Road

Kilmaurs

Kilmarnock, KA3 2RJ

P.O.A.

GREIG
Residential



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Greig Residential are delighted to offer to the market this impressive and truly spacious seven apartment detached villa, located in the ever popular commuter town of Kilmaurs, within walking distance to local amenities, train station and local schooling. This fantastic home has flexible accommodation over two levels and has been lovingly maintained by the current owners offering tasteful decor and modern fixtures and fittings throughout making for the perfect family home. Further complimented by private, well maintained gardens to rear and side with pleasant leafy outlooks and sizable driveway to the front, we are sure this property will appeal to a wide range of buyers.





Porch

1.11m x 1.47m (3' 8" x 4' 10") Accessed from impressive wooden double doors is the porch with storage cupboard, neutral decor, laminate flooring, access to hallway and w.c.

Hallway

1.56m x 3.97m (5' 1" x 13' 0") Accessed from the porch is the spacious hallway with practical large storage cupboard, fresh neutral decor, laminate flooring, access to lounge, kitchen, playroom/sitting room, utility and carpeted staircase to upper level.

W.C./Cloaks

0.75m x 1.47m (2' 6" x 4' 10") Modern white suite comprising w.c. and wash hand basin, chrome heated towel rail, neutral decor, laminate flooring and double glazed window to front.

Utility Room

2.05m x 2.41m (6' 9" x 7' 11") Good sized utility room offering a selection of base and wall storage units, porcelain sink/drain, plumbing and space for washing machine and tumble dryer, vinyl flooring and wooden door access to rear gardens.

Playroom/Sitting Room

2.63m x 5.63m (8' 8" x 18' 6") Generous sized second apartment with dual aspect double glazed windows to front and rear, neutral decor and laminate flooring.

Lounge

4.08m x 5.71m (13' 5" x 18' 9") Generously proportioned main apartment with open plan layout to dining room with double glazed French doors to rear garden, feature brick wall, contemporary decor, ceiling coving and fitted carpet.

Dining Room

3.00m x 3.60m (9' 10" x 11' 10") With open plan layout from the lounge is the dining room with double glazed French doors to rear garden, feature fireplace set within brick wall, neutral decor and laminate flooring.

Kitchen

3.00m x 3.60m (9' 10" x 11' 10") Newly fitted modern kitchen with ample grey Shaker style base and wall units with wood effect work surfaces and white tiled splashback, integrated double oven, grill, microwave, ceramic hob and cooker hood, integrated fridge/freezer, integrated dishwasher, contemporary decor, vinyl flooring and two double glazed windows to front.





Upper Landing

1.61m x 5.55m (5' 3" x 18' 3") From the carpeted staircase is the landing providing access to all bedrooms and bathroom, generous sized storage cupboard, neutral decor and fitted carpet.

Storage Cupboard

1.5m x 2.38m (4' 11" x 7' 10") Good sized cupboard allowing for ample storage.

Bedroom One

4.6m x 4.1m (15' 1" x 13' 5") Generous sized master bedroom with double glazed window to front, walk in wardrobe, neutral decor, fitted carpet and door to en suite.

En Suite

1.8m x 2.3m (5' 11" x 7' 7") Modern shower room with suite comprising; w.c., wash hand basin with vanity unit and corner shower cubicle with mains operated shower, contemporary grey tiling to walls, tiled flooring, wet wall ceiling with spotlights, anthracite heated towel rail and double glazed opaque window to rear.



Bedroom Two

2.7m x 5.6m (8' 10" x 18' 4") Second generous sized double bedroom with double glazed window to front, triple fitted mirrored wardrobes, neutral decor and fitted carpet.

Bedroom Three

3.00m x 3.2m (9' 10" x 10' 6") Third double bedroom with double glazed window to front, grey fitted mirrored wardrobes, contemporary childrens decor and fitted carpet.

Bedroom Four

3.00m x 3.1m (9' 10" x 10' 2") Fourth double bedroom with double glazed window to front, double fitted mirrored wardrobes, contemporary childrens decor and fitted carpet.

Bathroom

2m x 2.3m (6' 7" x 7' 7") Completing the accommodation is the family bathroom with modern white suite comprising; w.c., wash hand basin with vanity unit and bath with over bath mains shower, contemporary tiling to walls, tiled flooring, wet wall ceiling with spotlights, chrome heated towel rail and double glazed opaque window to rear.



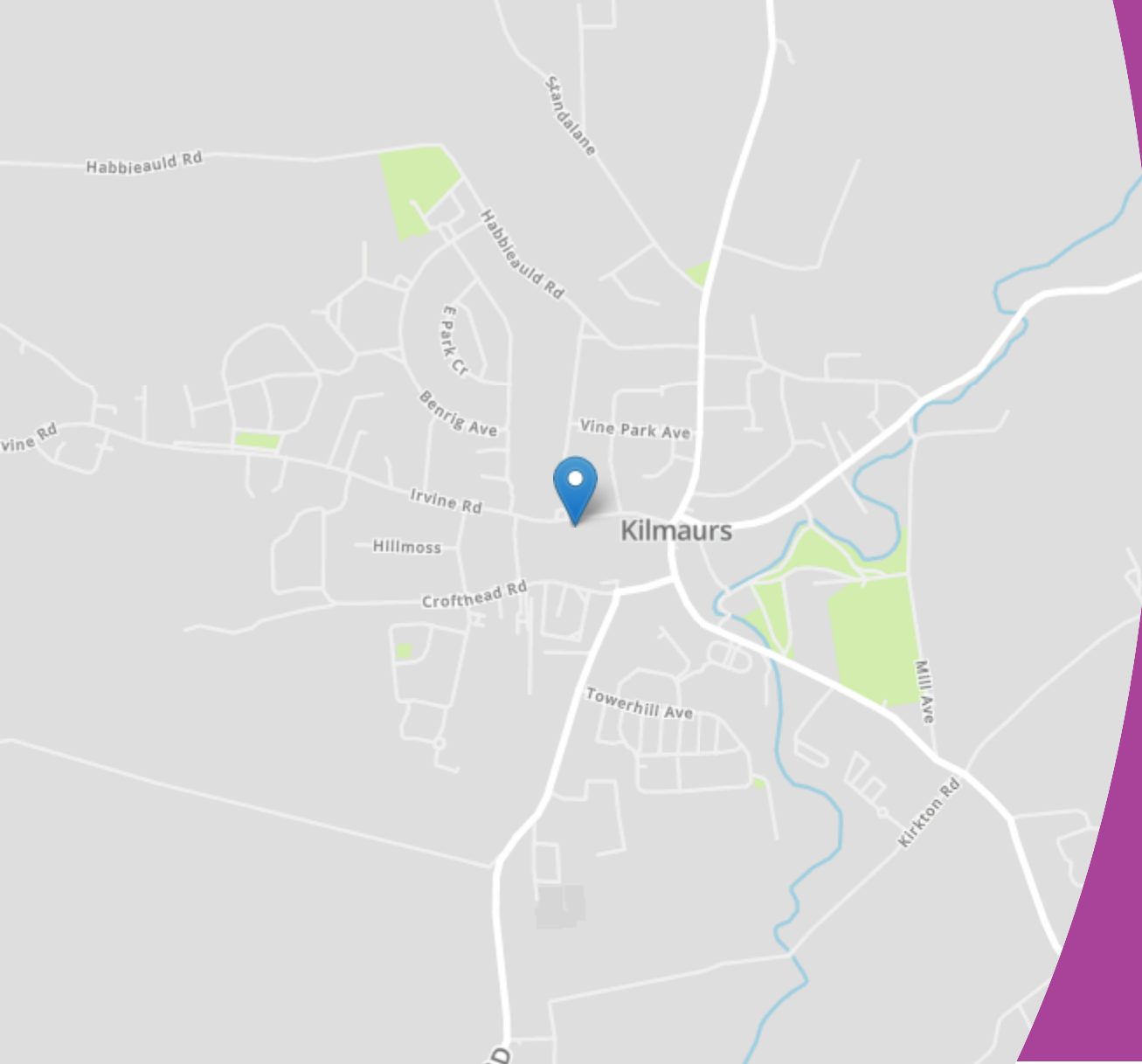
Externally

The property benefits from generous, well maintained garden grounds. With access from the French doors in the dining room and lounge is the rear garden with patio area with decorative paving, perfect for outdoor entertaining and Al Fresco dining. The patio extends to surrounding neatly manicured lawn with an array of mature shrubs, enclosed by high level wall and fencing with pleasant surrounding leafy outlooks. The utility room provides side garden access with further paved area, lawn and paved path to the rear. A tarmac driveway to the front provides ample parking for several vehicles.

DISCLAIMER

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