



62 Lochleven Crescent
Kilmarnock, KA3 6GU
P.O.A.

GREIG
Residential



Lochleven Crescent

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Proudly presenting to the market this stunning three bedroom semi detached villa located within the highly regarded "Lairds Brae" development in the Northern periphery of Kilmarnock with ease of access to local amenities and direct transport links to Ayr and Glasgow via the M77. Built by the reputable 'Barratt Homes', this impressive villa offers spacious accommodation over two levels boasting contemporary décor and stylish fixtures and fittings throughout, complemented by spacious landscaped gardens and ample off street parking, this is the perfect family home and sure to impress all who view.





Hallway

1.70m x 1.54m (5' 7" x 5' 1") Accessed by outer composite front foot into hallway boasting neutral décor, herringbone effect vinyl flooring, door access to lounge and carpeted staircase to upper level.

Lounge

4.65m x 3.75m (15' 3" x 12' 4") Generous main apartment offering neutral décor, fitted carpet double glazed window to the front and door access to kitchen/dining.

Kitchen/Dining

3.65m x 3.65m (12' 0" x 12' 0") Stunning modern kitchen boasting handle-less grey wall and base units with quartz work surfaces, integrated oven with induction hob and stainless steel extractor hood, integrated fridge freezer and dish washer, grey gloss splashback, ceiling spotlights, herringbone effect vinyl flooring and double glazed white UPVC door giving access to rear gardens.

Utility Room

1.98m x 1.15m (6' 6" x 3' 9") Utility room offering neutral décor, herringbone effect vinyl flooring, plumbing/space for washing machine and tumble dryer, ceiling spotlights and door access to WC/Cloaks.



WC/Cloaks

1.76m x 1.16m (5' 9" x 3' 10") Two piece white suite comprising of WC and wash hand basin with neutral décor, herringbone effect vinyl flooring and ceiling spotlights.

Bedroom One

3.96m x 3.46m (13' 0" x 11' 4") Generous double bedroom offering neutral décor, fitted carpet, large storage cupboard and two double glazed windows to the front.

Bedroom Two

3.34m x 3.06m (10' 11" x 10' 0") Generous double bedroom offering neutral décor, fitted carpet, fitted wardrobes and double glazed window to the rear.

Bedroom Three

3.17m x 2.13m (10' 5" x 7' 0") Small double bedroom offering neutral décor, fitted carpet and double glazed window to the rear.

Bathroom

1.93m x 1.88m (6' 4" x 6' 2") Three piece white suite comprising of WC, wash hand basin and mains operated shower over bath, full height tiling to walls, vinyl flooring, ceiling spotlights and double glazed opaque window to the side.



External

Beautifully landscaped, enclosed, south facing garden with raised decking and lawn, perfect for al fresco dining and entertaining.

Further benefiting from front lawn and plentiful off street parking on driveway big enough for two cars.

Council tax Band

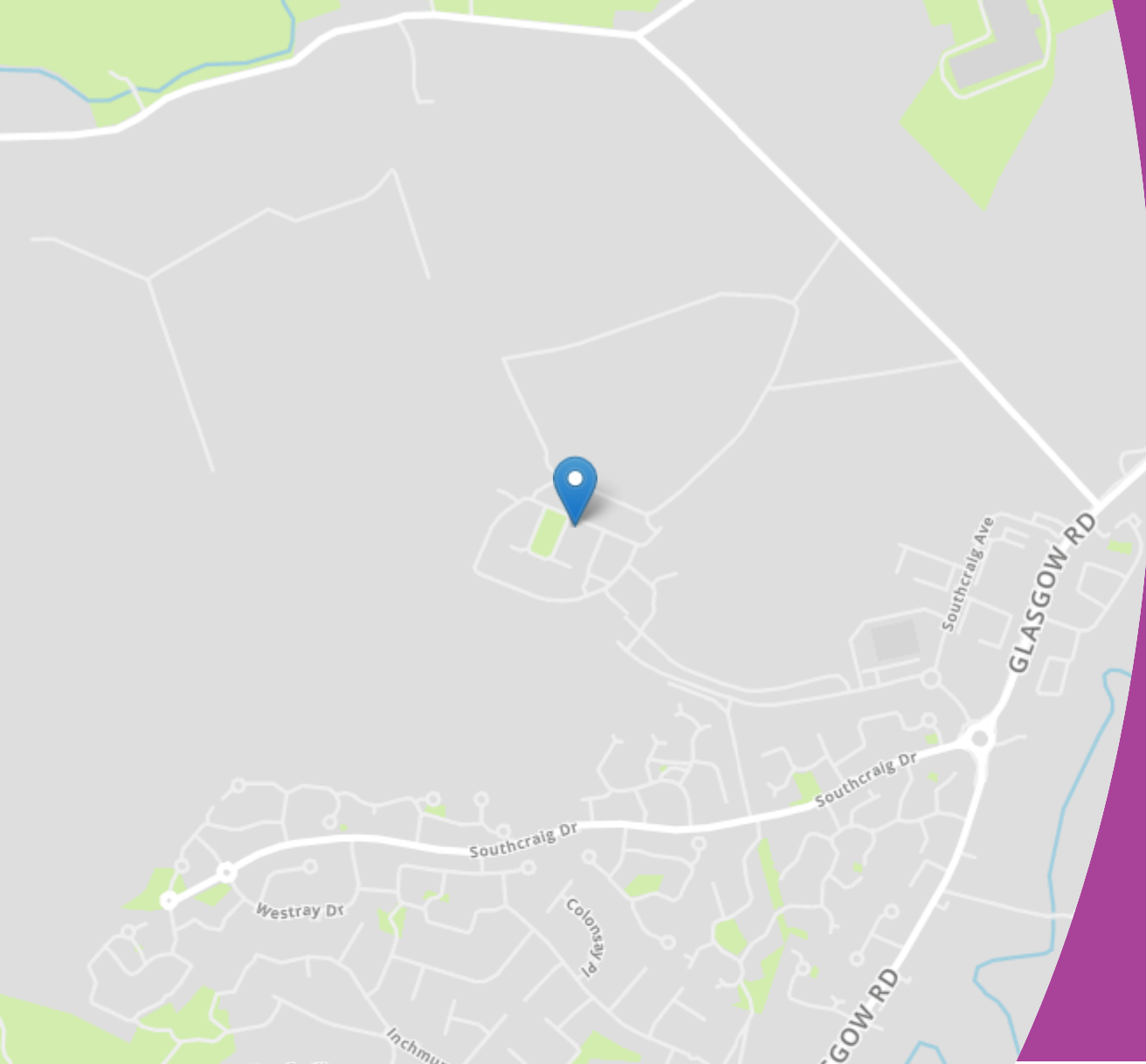
Band D

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