



24 Westfield Road  
Kilmarnock, KA3 6GA  
P.O.A.

**GREIG**  
*Residential*



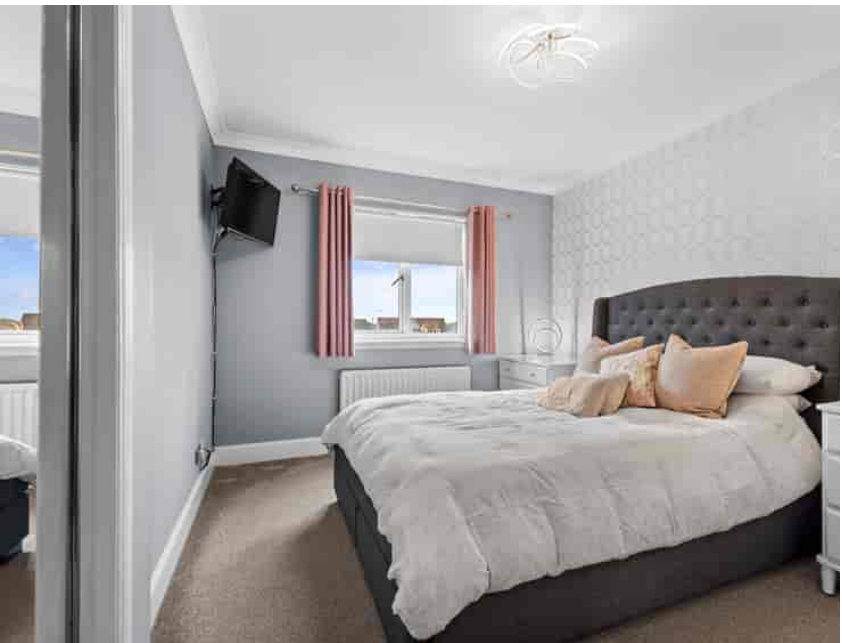


# Westfield Road

Kilmarnock, KA3 6GA

Nestled within a modern development on the Northern periphery of Kilmarnock, this substantial four bedroom detached villa is the epitome of modern family living. Built by the reputable Cala Homes offering an abundant floor plan over two levels complete with two spacious apartments and superb conservatory providing a wealth of family space. Having been beautifully presented by the current owner with contemporary decor and modern fixtures and fittings throughout. Set on a generous corner plot providing stunning landscaped gardens, ample off street parking and an integral garage. Located just off the ever popular Glasgow Road within ease of access to all local amenities, schooling and with direct transport links via the M77 this ticks all the boxes and is sure to impress even the most discerning of buyers.





#### Hallway

2.21m x 3.41m (7' 3" x 11' 2") Access is given via an outer wooden door to a welcoming entrance hallway offering fresh white decor, practical storage cupboard, secondary under stairs storage and solid oak flooring. Door access is given to the lounge, kitchen, cloaks/wc and a carpeted staircase leads to the upper level.

#### Lounge

3.63m x 5.42m (11' 11" x 17' 9") Generously proportioned main apartment boasting soft neutral decor, ceiling coving, feature electric fire, fitted carpet, double glazed window to the front and double doors leading to the dining room.

#### Dining Room

3.23m x 2.83m (10' 7" x 9' 3") The superb dining rooms offers a generous flexible second apartment featuring neutral decor, solid oak flooring, double doors to the lounge and door access to the conservatory and kitchen.

#### Conservatory

2.76m x 3.91m (9' 1" x 12' 10") Impressive conservatory offering stylish navy decor, laminate flooring and double glazed windows to all aspects.

#### Kitchen

3.81m x 3.70m (12' 6" x 12' 2") Fully fitted modern kitchen complete with stylish white gloss wall and base units providing ample storage with contrasting black work surface, integrated double oven, gas hob and hood, integrated dish washer, plumbing and space for fridge freezer, integrated dish washer, stainless steel sink and drainer, neutral decor, tiled flooring, double glazed window to the rear door to the utility room and dining room.

#### Utility Room

1.57m x 2.93m (5' 2" x 9' 7") Practical utility comprising of additional base units, plumbing and space for washing machine and tumble drier, practical storage cupboard, neutral decor, tiled flooring and a door to the rear gardens and garage.

#### WC/Cloaks

1.01m x 1.73m (3' 4" x 5' 8") Conveniently located on the lower level the wc/cloaks comprising of a wash hand basin with vanity unit, wc, tiling to walls and flooring, heated towel rail and a double glazed opaque window to the front.

#### Bedroom One

2.97m x 5.56m (9' 9" x 18' 3") The master bedroom is an impressive double boasting stylish grey decor, double door fitted wardrobes, fitted carpet, double glazed window to the front and access to en-suite facilities.

#### En-Suite

1.97m x 1.79m (6' 6" x 5' 10") Stylish en-suite comprising of a wash hand basin, wc, corner shower cubicle, chrome heated towel rail, tiling to walls and flooring.

#### Bedroom Two

2.98m x 4.93m (9' 9" x 16' 2") Spacious double bedroom with contemporary children's decor, practical storage cupboard, fitted carpet and a double glazed window to the front.

#### Bedroom Three

3.12m x 2.72m (10' 3" x 8' 11") A spacious double bedroom offering crisp white decor, fitted carpet and a double glazed window to the front.

#### Bedroom Four

3.12m x 2.72m (10' 3" x 8' 11") Bedroom four is a spacious bedroom with soft neutral decor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

#### Bathroom

2.44m x 1.83m (8' 0" x 6' 0") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity unit, wc, bath with jacuzzi jets, corner shower cubicle, LED mirror, chrome heated towel rail, decorative tiled flooring and a double glazed opaque window to the rear.

#### Additional Information

New boiler fitted five years with hive heating system.

#### Externally

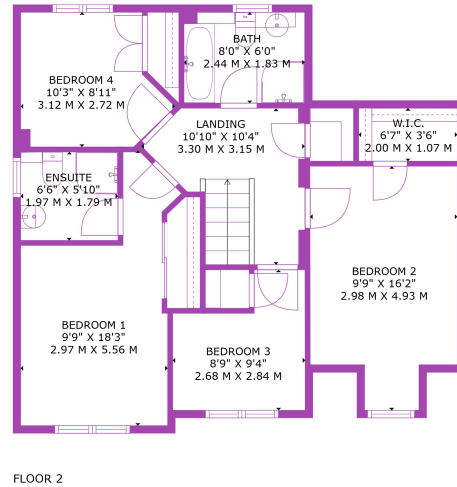
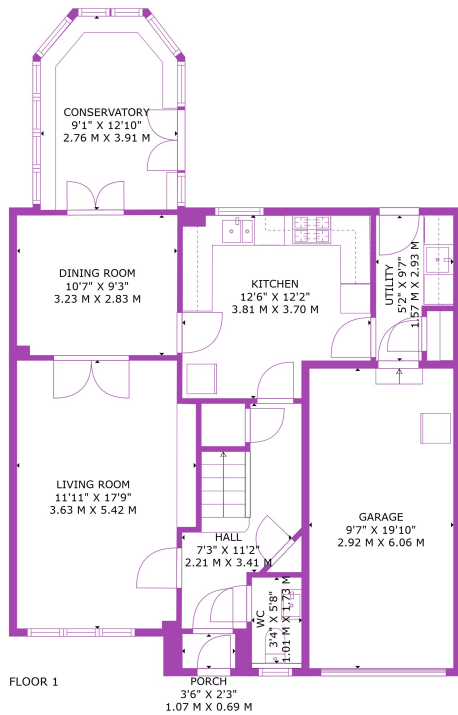
Set on a substantial plot offering generous private gardens, the front garden offers a well manicured lawn with mono block driveway providing ample off street parking and leading to the integral garage. The side and rear garden is complete with an area laid to astro turf and a paved patio perfect for al fresco dining and entertaining.

#### Council Tax Band

Band F

#### Disclaimer

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**TOTAL: 1432 sq. ft, 133 m<sup>2</sup>**  
 FLOOR 1: 741 sq. ft, 69 m<sup>2</sup>, FLOOR 2: 691 sq. ft, 64 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 12 sq. ft, 1 m<sup>2</sup>, GARAGE: 190 sq. ft, 18 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

