



7 Woodlands Grove
Kilmarnock, KA3 1TY
P.O.A.

GREIG
Residential



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An impressive, rarely available seven apartment family home positioned on the fringes of Dean Castle Country Park, just off of the highly regarded Glasgow Road in Kilmarnock boasting excellent transport links to Glasgow and beyond with direct access to M77. Finished to an extremely high standard having been lovingly maintained and upgraded by the current owners, this is sure to impress a multitude of purchasers. Flexible living space across two levels complete with utility room, master en suite, cloaks/wc and rear conservatory, with large driveway, integral garage and landscaped gardens, early viewings are advised.





Hallway

3.34m x 4.09m (10' 11" x 13' 5") Accessed from the main outer UPVC door is the entrance hallway with soft contemporary decor, laminate flooring and providing access to lounge, sitting room, kitchen, double doors to dining room and carpeted staircase to upper level.

Lounge

6.97m x 3.64m (22' 10" x 11' 11") Bright and spacious main apartment with double glazed window to front and double glazed French doors to rear providing access to garden. Stylish contemporary decor featuring multi-fuel burning stove with marble facing and hearth set within a wooden surround, hardwood parquet flooring.

Sitting Room

2.61m x 5.29m (8' 7" x 17' 4") Generous sized multi-use public room with double glazed window to front, soft stylish decor, laminate flooring and ceiling spotlights.



Kitchen

5.81m x 3.34m (19' 1" x 10' 11") Impressive re-fitted generous modern kitchen comprising of ample contemporary grey base and wall units with marble effect work surfaces, integrated appliances including oven, microwave, fridge and dishwasher. Crisp white decor, ceiling spotlights and coving, laminate flooring and open plan layout to dining room. Useful storage cupboard, double glazed window to the rear and double glazed French doors leading into the conservatory.

Utility Room

3.91m x 1.61m (12' 10" x 5' 3") Useful separate utility room providing additional storage units and work surfaces with plumbing/space for washing machine and tumble dryer, complete with neutral decor, laminate flooring, skylight window, double glazed window to the rear, door access to garage and door leading out into the rear gardens.

Conservatory

3.30m x 3.11m (10' 10" x 10' 2") Tranquil fully glazed rear conservatory providing more family living space, boasting welcoming garden views, soft decor, tiled flooring and double glazed French doors leading out into the gardens.



Cloaks/W.C.

0.95m x 1.49m (3' 1" x 4' 11") Practical, modern two piece suite comprising of w.c. and wash hand basin, contemporary wet wall finish to walls, laminate flooring and ceiling spotlights.

Upper Landing

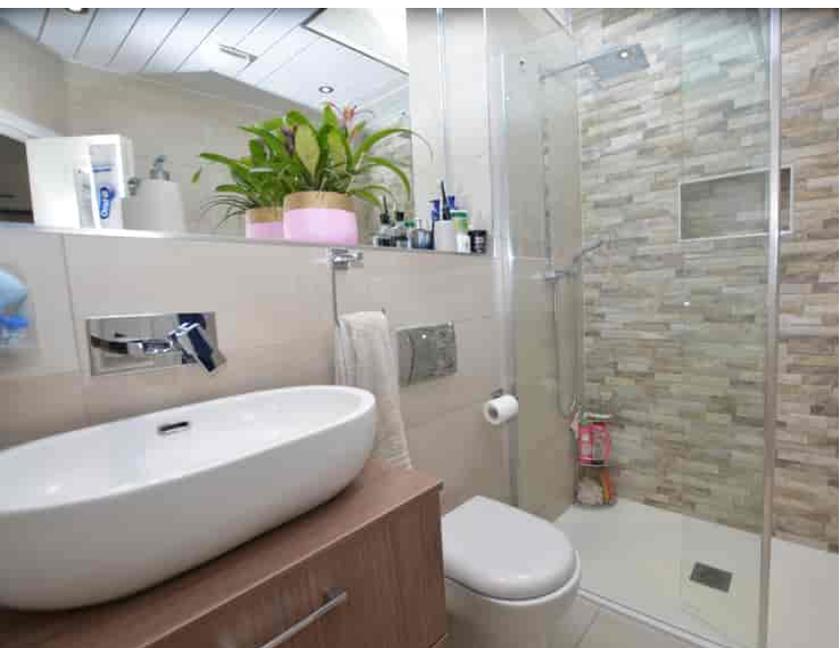
3.88m x 3.02m (12' 9" x 9' 11") On the upper level the large galleried open landing provides door access to the four bedrooms and bathroom with soft decor, fitted carpet, ceiling coving and practical storage cupboard.

Bedroom One

4.41m x 3.73m (14' 6" x 12' 3") The master bedroom is a sizeable double offering hardwood flooring and contemporary decor, a selection of fitted wardrobes providing plentiful storage, ceiling spotlights and coving. Double glazed window to the rear and door access to en suite.

Master En Suite

2.32m x 1.38m (7' 7" x 4' 6") Three piece master en suite shower room comprising of wash hand basin, wc and double walk in shower cubicle with overhead rainfall mains shower. Stylish tiling to walls and floor, wet wall ceiling and spotlights double glazed skylight window.



Bedroom Two

3.71m x 3.55m (12' 2" x 11' 8") The second bedroom is a generously proportioned double with soft decor, hardwood flooring, ceiling coving and rear facing double glazed window overlooking the gardens.

Bedroom Three

3.76m x 2.98m (12' 4" x 9' 9") Bedroom three is front facing with a double glazed window, neutral decor, ceiling coving and hardwood flooring. A double bedroom with plentiful space for freestanding furniture.

Bedroom Four

3.23m x 2.69m (10' 7" x 8' 10") The fourth double bedroom is complete with laminate flooring, neutral decor, ceiling spotlights, double glazed window to the side and skylight window.

Bathroom

2.41m x 1.75m (7' 11" x 5' 9") Completing the accommodation is the stylish four piece family bathroom suite comprising of wash hand basin, wc, freestanding bath with mixer taps and separate shower cubicle with mains overhead shower. Stylish wet wall finish to walls and laminate flooring.



External

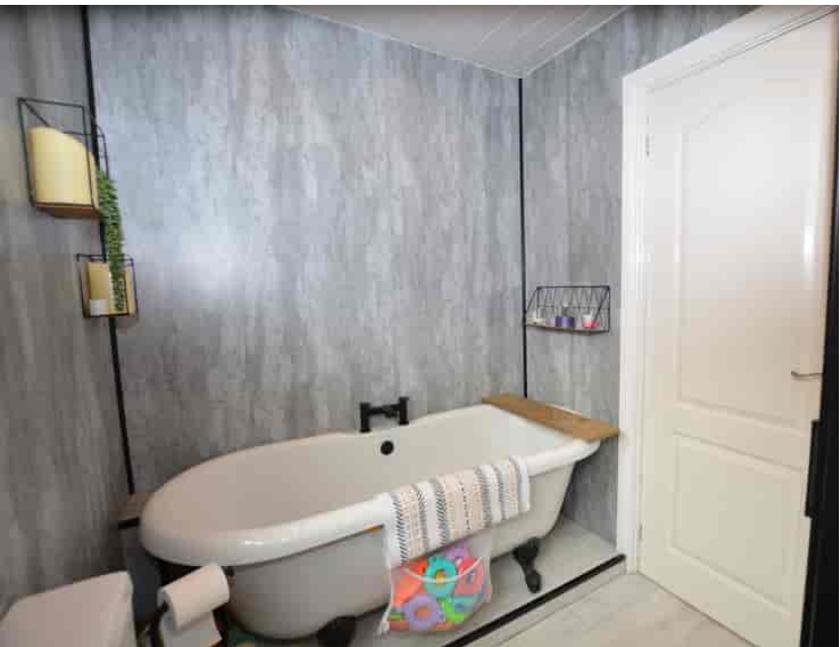
Positioned upon a generous sized plot, this family villa boasts generous garden grounds to the front and rear. The front gardens are low maintenance laid to chips, with large monobloc driveway providing plentiful off street parking and leading to the integral garage. The tastefully landscaped rear gardens comprise of a decorative paved patio leading to a manicured lawn, raised decked area and further patio space, with a selection of shrubbery. The beautiful rear gardens are enclosed allowing for a safe and peaceful outdoor family space.

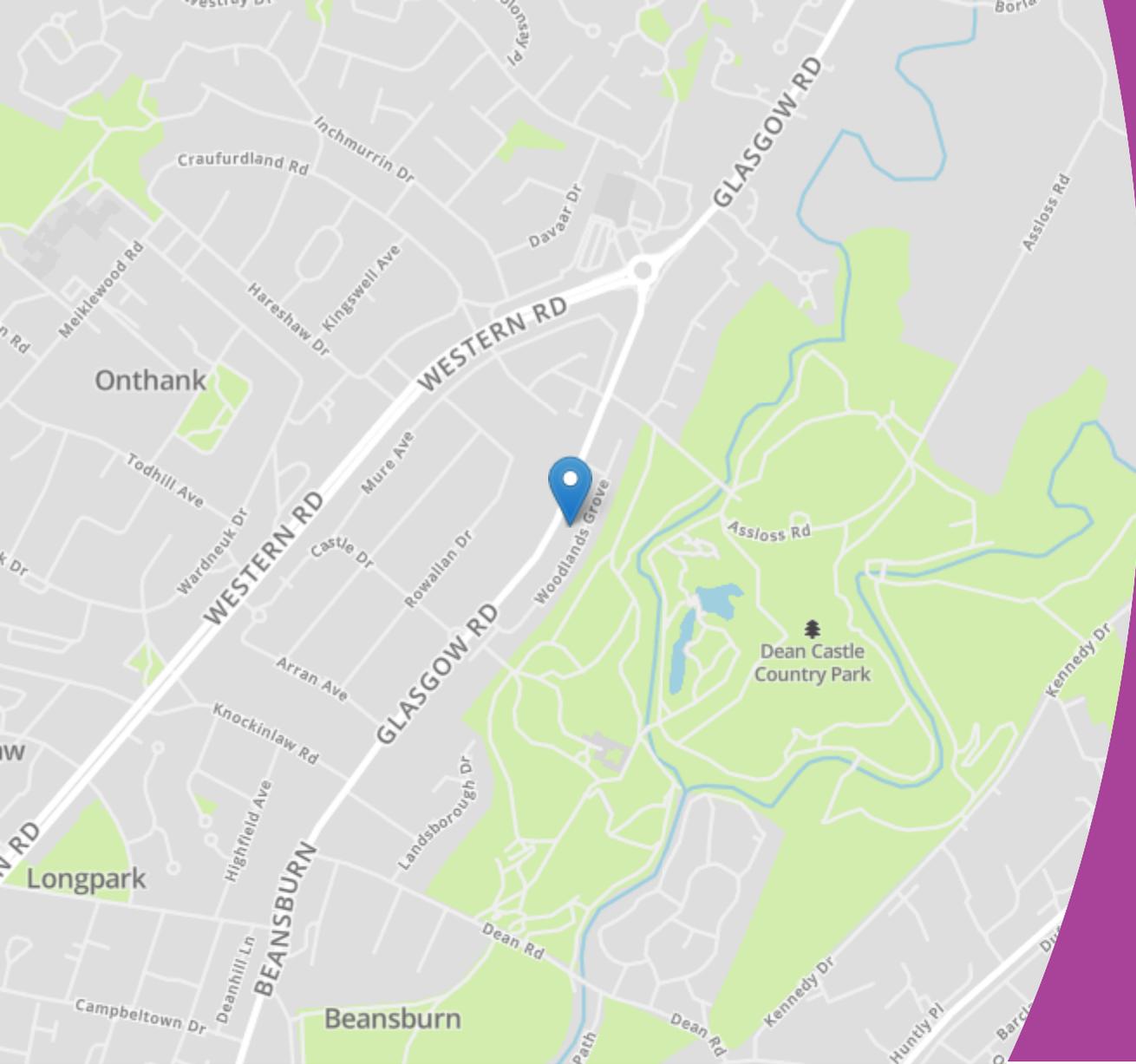
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