



50 Wallacetown Avenue
Kilmarnock, KA3 6DS
P.O.A.

GREIG
Residential



Wallacetown Avenue

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Perfectly positioned within the ever popular South Craig's area of Kilmarnock, this modern three bedroom semi detached villa is the ideal family home. Boasting spacious accommodation over two levels, intricately finished with modern decor and stylish fixtures and fittings throughout. Complemented by generous landscaped gardens and plentiful off street parking. Located on the periphery of Kilmarnock town centre within a preferred school catchment area, ease access to local amenities and direct transport links to Ayr and Glasgow via the M77, this ticks all the boxes and is sure to impress all who view.





Hallway

1.29m x 1.27m (4' 3" x 4' 2") Access is given via an outer white UPVC door to a welcoming entrance hallway offering contemporary grey decor and laminate flooring. The hallway gives access to lounge and a carpeted staircase leads to the upper level.

Lounge

4.25m x 3.82m (13' 11" x 12' 6") Generously proportioned main apartment boasting contemporary decor, plentiful space for free standing furniture, laminate flooring and a double glazed window to the front and a partial open plan layout without an archway leading to the kitchen and dining room.

Kitchen/Dining Room

4.75m x 2.96m (15' 7" x 9' 9") Modern fully fitted kitchen complete with handleless grey wall and base units providing ample storage with contrasting work surface, integrated oven, induction hob with stainless steel extractor hood, plumbing and space for fridge freezer, washing machine and dish washer, stainless steel sink and drainer, neutral stylish decor, glass splashback, plentiful space for dining table and chairs, under stairs storage cupboard, laminate flooring, double glazed window to the rear and double glazed patio doors leading to the rear garden.

Bedroom One

3.27m x 2.85m (10' 9" x 9' 4") The master bedroom is an impressive double offering contemporary grey and pastel pink decor, bespoke designed fitted wardrobes, fitted carpet and a double glazed windows to the rear.

Bedroom Two

3.03m x 2.87m (9' 11" x 9' 5") A generous double bedroom with contemporary children's decor, fitted carpet and a double glazed window to front.

Bedroom Three

2.65m x 2.08m (8' 8" x 6' 10") Front facing spacious bedroom boasting soft neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the front.

Bathroom

2.20m x 1.94m (7' 3" x 6' 4") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity unit, wc, bath with overhead mains shower, wet wall finish to walls, led bluetooth mirror, ceiling spotlights, grey radiator, laminate flooring and a double glazed opaque window to the rear.

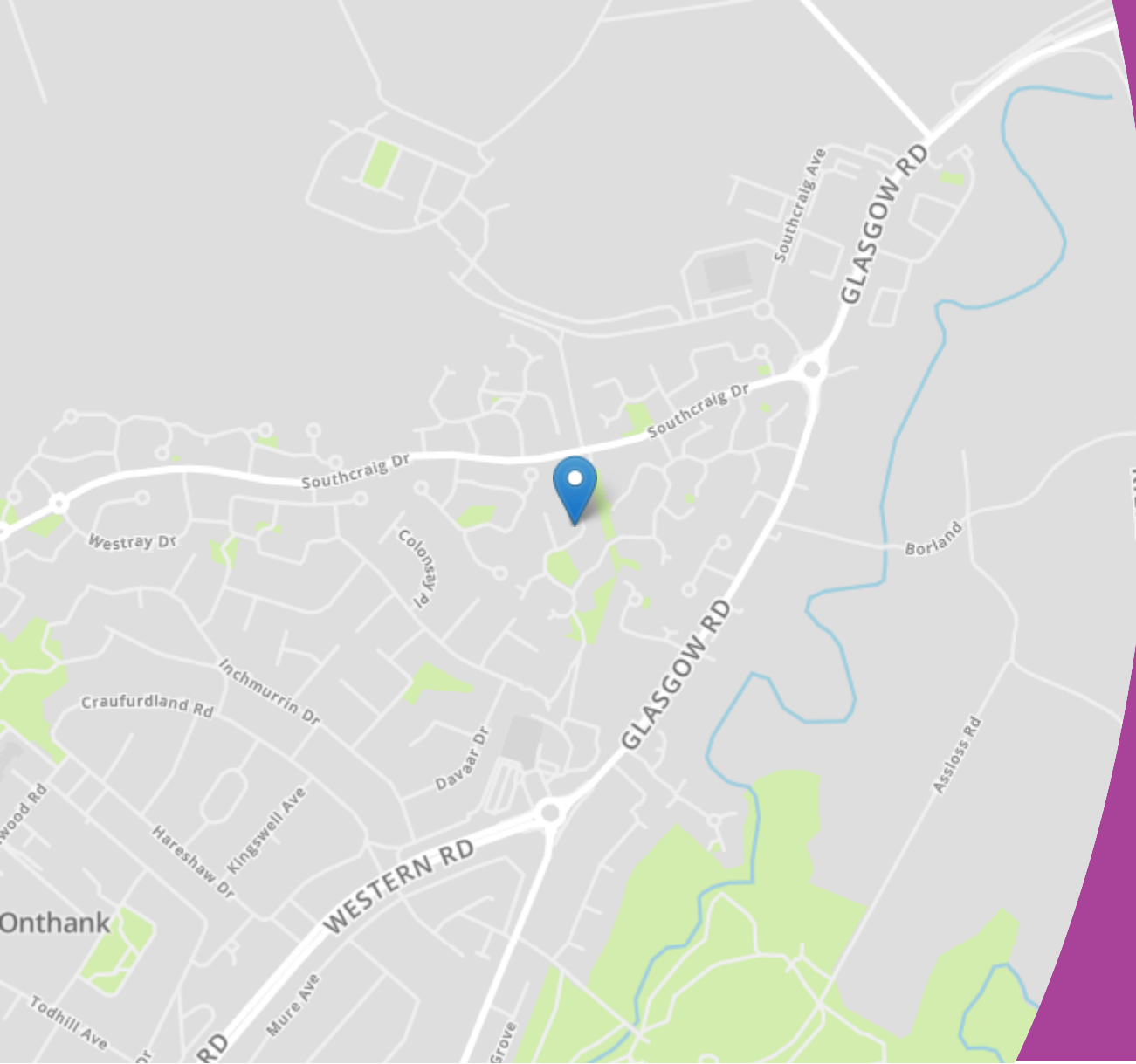
Externally

This property boasts spacious fully landscaped gardens to the front and rear, the front garden has been designed with ease of maintenance in mind being fully laid to chip with a mono block and paved driveway allowing for ample off street parking. The rear garden is complete with an area laid to astro turf bordered by decorative chips and a paved patio perfect for al fresco dining and entertaining.

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