



10 Fenwick Close
Kilmarnock, KA3 6FF
P.O.A.

GREIG
Residential



Fenwick Close

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Proudly presenting this impressive four bedroom modern detached villa, ideally positioned within a peaceful cul de sac with a leafy backdrop in the highly sought-after Southcraigs area, on the northern edge of Kilmarnock. Lovingly maintained to a high standard by the current owners, this exceptional family home offers generous and flexible living accommodation across two levels. Highlights include an integral garage, beautifully landscaped private gardens, and a spacious driveway. Perfectly situated for ease of access to the M77 transport links, this property also benefits from close proximity to local bus routes and highly regarded schools for all age groups — making it the ideal choice for families seeking both comfort and convenience.





Hallway

1.28m x 2.56m (4' 2" x 8' 5") The welcoming entrance hallway is complete with modern decor and laminate flooring, carpeted staircase to the upper level, door access to lounge and a carpeted staircase leads to the upper level.

Lounge

3.24m x 4.94m (10' 8" x 16' 2") The formal lounge is a generously proportioned main living apartment offering soft tasteful decor with ceiling coving, laminate flooring and double glazed window to the front. Plentiful space for freestanding furniture.

Kitchen

6.9m x 2.75m (22' 8" x 9' 0") Contemporary dining sized fitted kitchen providing a range of modern wall and base storage units with complementary work surfaces, composite sink and drainer, integrated appliances including gas hob, oven, washing machine, dishwasher and fridge. Neutral decor, ceiling spotlights, breakfast bar seating area and ample space for dining table and chairs. Double glazed windows to the side and rear, French doors leading out into the rear gardens.

Bedroom One

3.25m x 4.13m (10' 8" x 13' 7") On the upper level the master bedroom is a generous double with modern decor, fitted carpet and double door fitted wardrobes providing storage space. Double glazed window to the front.

Master En Suite

1.39m x 1.85m (4' 7" x 6' 1") Three piece master en suite comprising of a wash hand basin, wc and shower cubicle with mains overhead shower. Contemporary wet wall finish around walls, heated towel rail, ceiling spotlights and double glazed opaque window to the front.

Bedroom Two

2.56m x 3.77m (8' 5" x 12' 4") The second double bedroom offers tasteful decor, fitted carpet, double door fitted wardrobes and a front facing double glazed window.

Bedroom Three

2.28m x 2.68m (7' 6" x 8' 10") Bedroom three is rear facing with a double glazed window overlooking the gardens, neutral decor and fitted carpet.

Bedroom Four

2.40m x 2.91m (7' 10" x 9' 7") The fourth bedroom is complete with contemporary decor, double door fitted wardrobes, fitted carpet and a rear facing double glazed window.

Bathroom

2.03m x 1.68m (6' 8" x 5' 6") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin with vanity storage, wc and bath with overhead mains shower. Contemporary fully tiled walls and floor, ceiling spotlights, heated towel rail and double glazed opaque window to the rear.

External

Positioned on a generous plot, this family villa boasts private garden grounds to the front and rear. The front gardens are complete with a well manicure lawn bordered by decorative chips and a large mono blocked driveway allowing for ample off street parking and leading to the garage. The rear gardens are landscaped comprising of an area laid to astro turf, decorative chips, a paved patio and an elevated decked patio area perfect for al fresco dining and entertaining with a leafy backdrop.

Council Tax

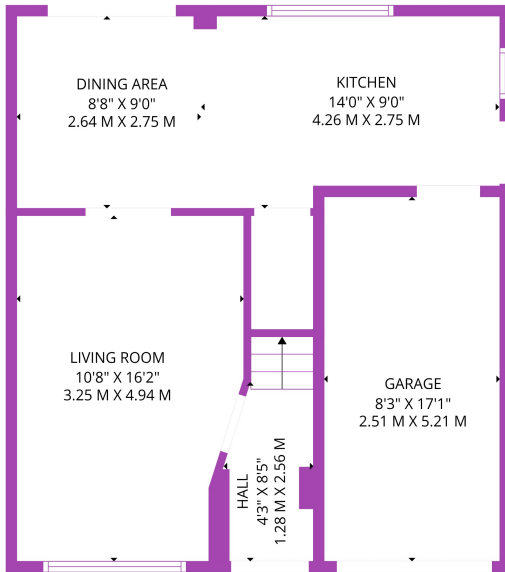
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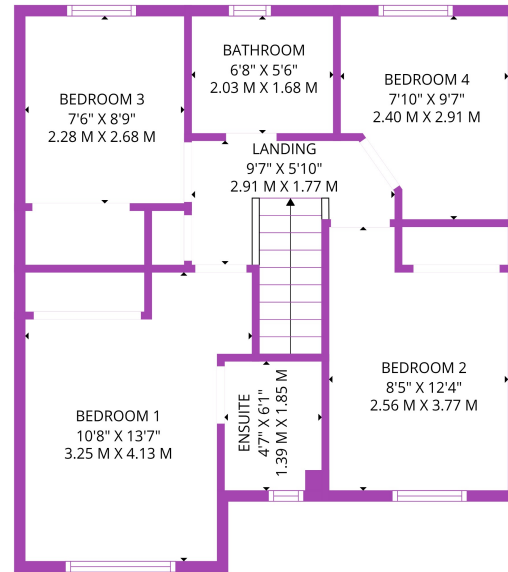
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FLOOR 1



FLOOR 2

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TOTAL: 959 sq. ft, 90 m2
 FLOOR 1: 425 sq. ft, 40 m2, FLOOR 2: 534 sq. ft, 50 m2
 EXCLUDED AREAS: GARAGE: 141 sq. ft, 13 m2, WALLS: 112 sq. ft, 9 m2
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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