



12 Souter Drive
Kilmarnock, KA3 7JD
P.O.A.

GREIG
Residential



Souter Drive

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Proudly presenting to the market this charming extended three bedroom terraced villa well positioned in the highly regarded 'Wellpark' area of Kilmarnock within close proximity to popular schooling and ease of access to M77 transport links. Having been lovingly maintained throughout offering spacious neutrally decorated living space over two levels, complimented by enclosed private gardens and plentiful off street parking on driveway and integral garage, this is the ideal family home and sure to impress all who view.





Porch

1.81m x 1.01m (5' 11" x 3' 4") Access via UPVC outer double glazed door into entrance porch offering neutral décor, ceiling coving and internal wooden door into lounge.

Lounge/Dining

6.85m x 3.20m (22' 6" x 10' 6") Spacious lounge/dining offering neutral décor, fitted carpet, featuring fireplace with gas fire set within wooden surround, double glazed window to the front, decorative internal double glazed door accessing inner hallway/staircase and double glazed French doors giving access to conservatory.

Kitchen

2.95m x 2.68m (9' 8" x 8' 10") Modern fitted kitchen offering shaker style wall and base units with stone effect work surfaces, tiled splashback, sink and drainer, ceiling spotlights, vinyl flooring, contemporary décor and double glazed window to the rear.

Conservatory

3.25m x 3.13m (10' 8" x 10' 3") Fully double glazed conservatory offering neutral décor, vinyl flooring and patio doors giving access to rear gardens.

Bedroom One

4.04m x 3.50m (13' 3" x 11' 6") Good sized double bedroom offering neutral décor, fitted carpet, fitted mirrored door wardrobes, shelved alcove and double glazed dormer window to the front.

Bedroom Two

3.18m x 2.70m (10' 5" x 8' 10") Single bedroom offering neutral décor, fitted carpet, fitted mirrored door wardrobes and double glazed dormer window to the front.

Bedroom Three

2.69m x 2.73m (8' 10" x 8' 11") Large single/smaller double bedroom offering neutral décor, fitted carpet, ceiling coving and double glazed dormer window to the rear.

Bathroom

2.98m x 1.79m (9' 9" x 5' 10") Three piece white suite comprising of WC, wash hand basin combination unit and electric shower over bath, neutral tiling to walls, wet wall ceiling with spotlights, storage cupboards, heated towel rail and double glazed opaque window to the rear.





External

Generous enclosed private gardens to the rear laid to lawn and patio with decking extending from the conservatory, perfect for al fresco dining and entertaining.

Plentiful off street parking available to the front on mono bloc driveway and integral garage.

Council Tax Band

Band D

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