



27 Lochleven Crescent
Kilmarnock, KA3 6GU
P.O.A.

GREIG
Residential



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Ideally situated within the impressive Lairds Brae estate on the Northern periphery of Kilmarnock, this superb four bedroom detached villa is the epitome of modern family living. Built by the reputable 'Barratt Homes', this substantial villa offers spacious accommodation over two levels that has been fully upgraded by the current owner with contemporary decor and stylish fixtures and fittings throughout. Complemented by open outlooks to the rear, spacious landscaped gardens with a stunning pergola, ample off street parking and an integral garage, this ticks all the boxes. Located within a prestigious modern development with ease of access to local amenities and direct transport links to Ayr and Glasgow via the M77, this is sure to impress even the most discerning of buyers.





Hallway

1.66m x 1.49m (5' 5" x 4' 11") Access is given via an outer composite door to a welcoming entrance hallway boasting fresh neutral decor and laminate flooring. Door access is given to the lounge and a carpeted staircase leads to the upper level.

Lounge

5.26m x 3.03m (17' 3" x 9' 11") A generously proportioned main apartment offering contemporary grey decor, ceiling coving, plentiful space for free standing furniture, a large double glazed window to the front and door leading to the kitchen/dining room.

Kitchen/Dining Room

4.92m x 2.96m (16' 2" x 9' 9") Newly upgraded modern fitted kitchen complete with stylish white gloss wall and base units providing ample storage with complementary marble effect work surface, integrated oven, induction hob with extractor hood, microwave, grey composite sink and drainer, plumbing and space for fridge freezer, neutral decor, large walk in pantry, plentiful space for dining table and chairs, laminate flooring, double glazed window to the rear and double glazed patio doors overlooking and leading to the rear garden. Door access is given to the utility and walk in storage cupboard.

Pantry

1.50m x 1.03m (4' 11" x 3' 5") A large walk in pantry room offering additional storage with neutral decor, ceiling spotlights and a door leading to the garage.

Utility Room

1.95m x 1.75m (6' 5" x 5' 9") A practical utility room comprising of additional wall and base storage units, integrated wine fridge, plumbing and space for washing machine and tumble drier, neutral decor, ceiling spotlights, laminate flooring and a door leading to the garden.

Wc/Cloaks

1.96m x 1.13m (6' 5" x 3' 8") Conveniently located on the lower level offering a wash hand basin, wc, chrome heated towel rail, half height tiling to walls, neutral decor, ceiling spotlights, led mirror and laminate flooring.

Bedroom One

3.90m x 3.02m (12' 10" x 9' 11") The master bedroom is an impressive double bedroom featuring contemporary grey decor, fitted wardrobes, fitted carpet, double glazed window to the front and access to en-suite facilities.

En-Suite

2.29m x 1.26m (7' 6" x 4' 2") Stylish en-suite comprising of a wash hand basin, wc, shower cubicle, modern tiling to walls with a wet wall finish within the shower, laminate flooring and a double glazed opaque window to the front.

Bedroom Two

3.90m x 2.75m (12' 10" x 9' 0") A spacious double bedroom with neutral decor, fitted wardrobes, fitted carpet and a double glazed window to the front.

Bedroom Three

3.38m x 2.53m (11' 1" x 8' 4") Rear facing generous double bedroom offering fresh neutral decor, fitted wardrobes providing ample storage, fitted carpet and a double glazed window.

Bedroom Four

4.25m x 2.25m (13' 11" x 7' 5") A good sized bedroom providing neutral decor, fitted carpet and a double glazed window to the rear.

Bathroom

2.45m x 2.00m (8' 0" x 6' 7") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead mains shower, half height tiling to walls with full height tiling around shower, soft pastel decor, large heated towel rail, laminate flooring and a double glazed opaque window to the rear.

Externally

This property boasts spacious private front and rear landscaped gardens, the front garden has been laid to mono block allowing for ample off street parking and leading to the integral garage with a decorative chipped border. The rear garden is complete with a well manicured lawn, paved patio and a decked pergola area perfect for al fresco dining and entertaining.

Council Tax Band

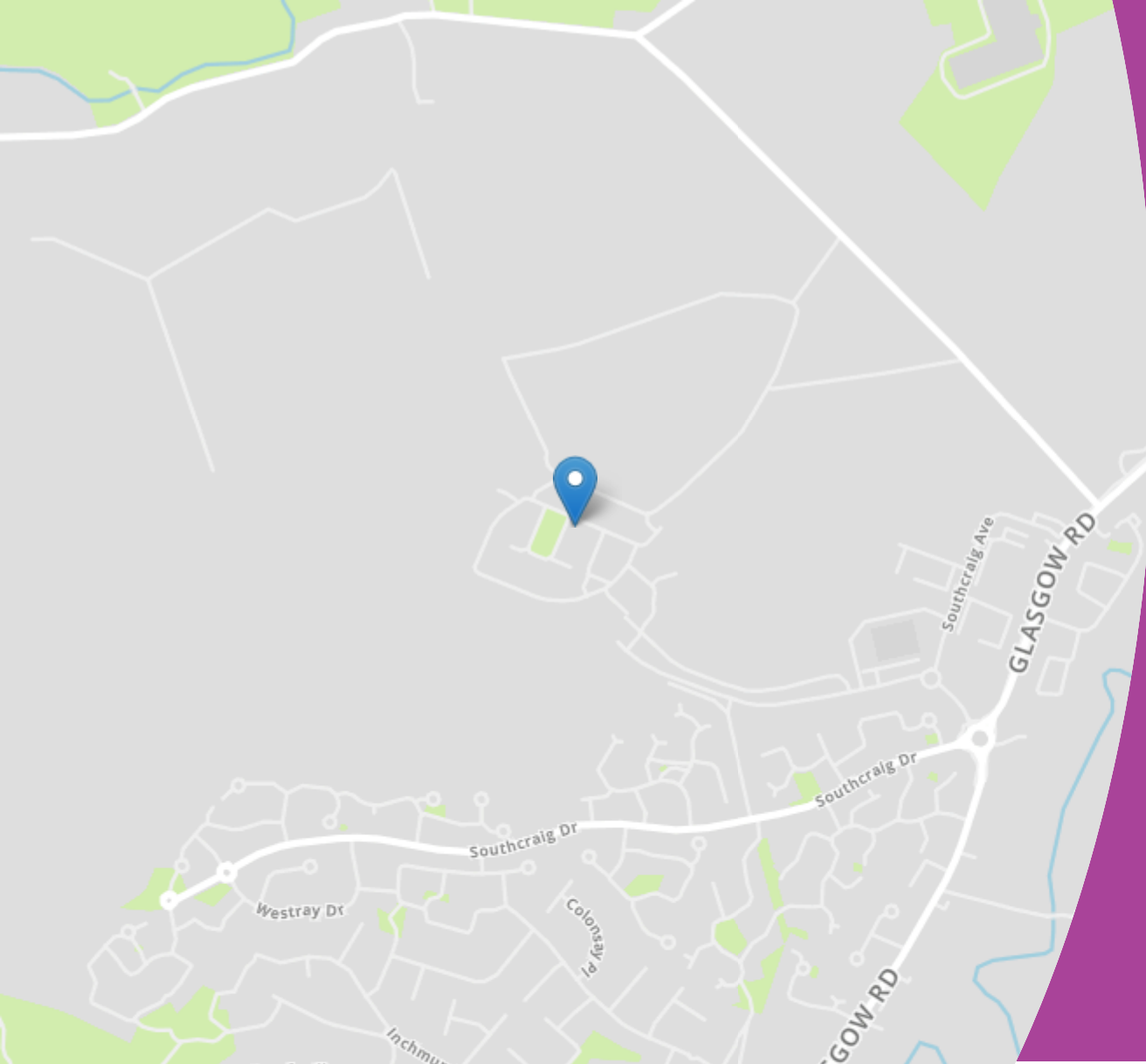
Band F

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