



59 Loch View
Kilmarnock, KA3 7NP
P.O.A.

GREIG
Residential



Loch View

Kilmarnock, KA3 7NP

Proudly presenting this impressive three bedroom modern detached villa, situated within an exclusive and highly sought after development in the ever popular New Farm Loch area of Kilmarnock. This outstanding family home enjoys a leafy backdrop with pleasant open outlooks and offers direct access to schooling for all levels. It is also perfectly positioned for commuters, with easy access to the M77 motorway network. The property provides generous and flexible living accommodation arranged over two levels, featuring tasteful décor throughout and a range of high-quality upgraded fixtures and fittings. Externally, the villa is further enhanced by expansive private gardens, a garage and ample off street parking, making it a truly ideal family home.





Hallway

3.95m x 1.20m (13' 0" x 3' 11") The welcoming entrance hallway is complete with neutral decor, laminate flooring and carpeted staircase leading to the upper level. Door access to the lounge, kitchen and cloaks/wc.

Formal Lounge

4.67m x 3.41m (15' 4" x 11' 2") The formal lounge is a generously proportioned main living apartment offering soft modern decor with ceiling coving and laminate flooring, double glazed window to the front and plentiful space for freestanding furniture.

Dining Kitchen

5.56m x 3.34m (18' 3" x 10' 11") Stunning dining sized fitted kitchen offering a range of modern white gloss wall and base storage units with complementary work surfaces, stainless steel sink and drainer, integrated appliances including oven, gas hob and dishwasher. Plumbing/space for fridge/freezer, a mix of laminate and tiled flooring, modern decor, breakfast bar seating area and ample space for dining table and chairs. Double glazed window to the rear and French doors leading out into the rear gardens.

Cloaks/WC

1.75m x 0.88m (5' 9" x 2' 11") Practical two piece cloaks/wc conveniently located on the ground floor comprising of a wash hand basin with vanity storage and wc, modern half height tiling to walls, tiled flooring and heated towel rail. Front facing double glazed opaque window.

Bedroom One

3.43m x 3.17m (11' 3" x 10' 5") On the upper level the master bedroom is a generous double with tasteful decor, fitted carpet and double door fitted wardrobes providing storage space. Double glazed window to the front and door to en suite.

Master En Suite

2.43m x 0.98m (8' 0" x 3' 3") Three piece master en suite shower room comprising of wash hand basin with vanity storage, wc and shower cubicle with overhead electric shower. Contemporary wet wall finish to walls, tiled flooring, heated towel rail and double glazed opaque window to the side.

Bedroom Two

3.45m x 3.43m (11' 4" x 11' 3") The second double bedroom offers modern decor with fitted carpet, fitted wardrobe and double glazed window to the rear overlooking the gardens.

Bedroom Three

2.38m x 2.04m (7' 10" x 6' 8") Bedroom three is rear facing with a double glazed window, modern decor and fitted carpet.

Bathroom

2.04m x 1.61m (6' 8" x 5' 3") Completing the accommodation is the three piece family bathroom suite comprising of a wash hand basin, wc and bath with overhead electric shower. Modern tiling to walls, neutral decor, vinyl flooring, heated towel rail and double glazed opaque window to the front.

External

Positioned on a generous plot, this family villa boasts private garden grounds to the front and rear with a sizeable driveway to the side allowing for plentiful off street parking, leading to the garage with up and over door access. The front gardens are laid to lawn and chips. The spacious, rear gardens are laid with artificial lawn with a chipped area, fully enclosed allowing for a safe and peaceful outdoor family space.

Council Tax

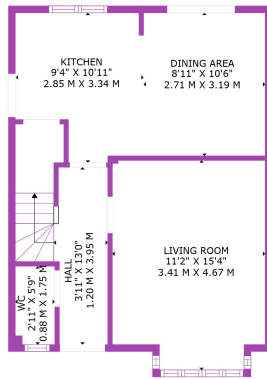
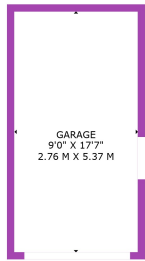
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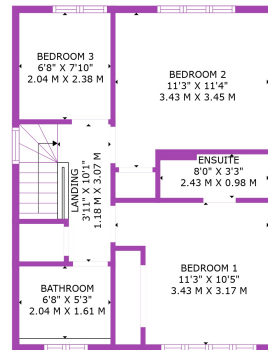
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FLOOR 1



FLOOR 2

TOTAL: 899 sq. ft, 83 m²

FLOOR 1: 455 sq. ft, 42 m², FLOOR 2: 444 sq. ft, 41 m²

EXCLUDED AREAS: GARAGE: 160 sq. ft, 15 m², WALLS: 117 sq. ft, 11 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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