



11 Wyvis Gardens  
Kilmarnock, KA1 3UA  
P.O.A.

**GREIG**  
*Residential*





# Wyvis Gardens

Kilmarnock, KA1 3UA

Proudly presenting this exceptional three bedroom semi detached villa, ideally situated in the highly sought after Bellfield area of Kilmarnock. Perfectly positioned close to well regarded local schools and excellent transport links, this superb home is presented in immaculate, move in condition throughout. Stylishly upgraded with modern décor, quality fixtures, and fittings, it offers an ideal blend of comfort and contemporary living. Externally, the property benefits from private, landscaped gardens to both the front and rear, providing attractive outdoor spaces. This family home is sure to appeal to a wide range of buyers.





### Hallway

4.25m x 2.06m (13' 11" x 6' 9") The welcoming entrance hallway offers fresh neutral decor with fitted carpet, double glazed window to the front and carpeted staircase leading to the upper level. Door access to the lounge and kitchen.

### Lounge

5.82m x 3.44m (19' 1" x 11' 3") The formal lounge is a generously proportioned main living apartment comprising of modern decor with ceiling coving, fitted carpet and dual aspect double glazed windows to the front and side. Plentiful space for freestanding furniture.

### Kitchen

3.80m x 2.73m (12' 6" x 8' 11") The modern fitted kitchen is complete with stylish white wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, integrated oven, electric hob, plumbing/space for washing machine. Neutral decor, LVT flooring, ceiling spotlights, double glazed window to the rear and door leading out into the rear gardens.

### Bedroom One

4.52m x 2.89m (14' 10" x 9' 6") On the upper level the master bedroom is a generous double offering soft decor, ceiling coving, fitted carpet and practical storage cupboard. Double glazed window to the front.

### Bedroom Two

5.64m x 2.83m (18' 6" x 9' 3") The second double bedroom is complete with soft decor, ceiling coving, fitted carpet, side facing double glazed window and storage cupboard.

### Bedroom Three

3.64m x 2.10m (11' 11" x 6' 11") Bedroom three is rear facing with a double glazed window overlooking the gardens, neutral decor, ceiling coving and fitted carpet.

### Bathroom

1.84m x 1.75m (6' 0" x 5' 9") Completing the accommodation is the three piece family bathroom suite comprising of a wash hand basin with vanity storage, wc and bath with overhead mains shower. Contemporary tiling to walls, LVT flooring, heated towel rail, ceiling spotlights and double glazed opaque window to the rear.

### External

This family villa boasts generous private gardens to the front and rear. The front gardens are laid to lawn, enclosed by fencing. The private, enclosed rear gardens are low maintenance comprising of a chipped area and modern decked patio.

### Council Tax

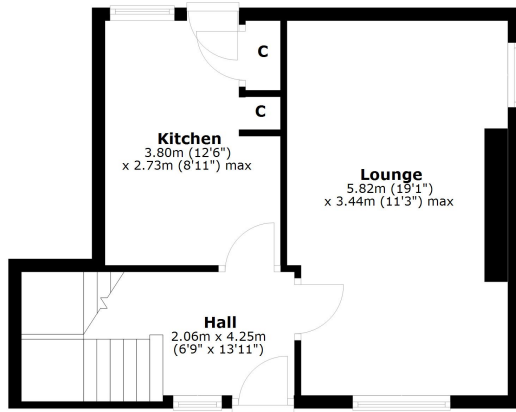
Band A

### Disclaimer

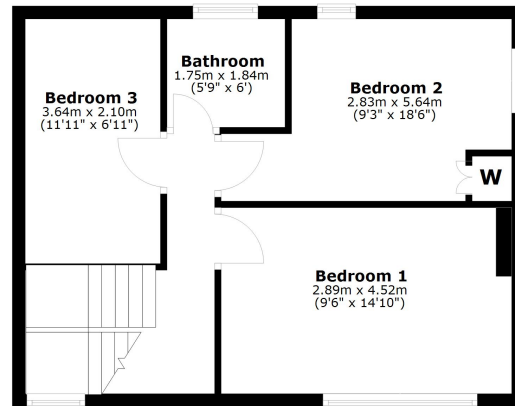
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**Ground Floor**



**First Floor**



Every effort has been made to ensure the accuracy of this floor plan; however, all measurements of doors, windows, rooms, and other features are approximate. No responsibility is accepted for errors, omissions, or misstatements. Room measurements are taken at their widest points. This plan is for illustrative purposes only and should not be relied upon as a precise representation. The services, systems, and appliances shown have not been tested, and their operability or efficiency is not guaranteed.  
Plan produced using PlanUp.

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