



14 Cedar Road  
Kilmarnock, KA1 2HP  
P.O.A.

**GREIG**  
*Residential*



## Cedar Road

Kilmarnock, KA1 2HP

Positioned upon an impressive sized plot is this three bedroom semi detached family villa perfectly located within the highly sought after Grange estate in Kilmarnock providing direct access to popular schooling for all levels and neighbouring Annanhill Golf Course. With generous, flexible accommodation over two levels, this charming villa can be configured to suit a multitude of family requirements. Externally complete with sizeable driveway, garage and well maintained private garden grounds. Early viewings are encouraged to appreciate all this home has to offer.







#### Hallway

5.62m x 1.79m (18' 5" x 5' 10") With access via the outer porch, the welcoming entrance hallway provides access to apartments including formal lounge, dining room, downstairs bedroom, kitchen and bathroom. Practical understairs storage cupboard, neutral decor, fitted carpet and staircase leading to the upper level.

#### Formal Lounge

4.07m x 3.83m (13' 4" x 12' 7") The formal lounge is a generously proportioned main apartment offering neutral decor with ceiling coving, fitted carpet, feature living flame gas fireplace and double glazed window to the front. Plentiful space for freestanding furniture.

#### Dining Room

3.67m x 3.02m (12' 0" x 9' 11") Generous flexible use room which is rear facing with a double glazed window complete with neutral decor, ceiling coving and fitted carpet.

#### Kitchen

3.13m x 3.01m (10' 3" x 9' 11") Well proportioned fitted kitchen providing a range of contemporary oak effect wall and base storage units with complimentary work surfaces, plumbing/space for oven, integrated appliances including fridge/freezer, washing machine and dishwasher. Neutral decor, tiled flooring and splashback, double glazed window to the side and UPVC door leading out into the rear gardens.

#### Bedroom Three/Sitting Room

4.61m x 3.64m (15' 1" x 11' 11") Located on the ground floor, this flexible apartment could lend itself to a multitude of uses with soft decor, ceiling coving, fitted carpet and living flame gas fire within decorative marble surround. Double glazed window to the rear overlooking the gardens.

#### Shower Room

2.98m x 1.80m (9' 9" x 5' 11") Conveniently located on the lower level is the stunning four piece family bathroom suite comprising of wash hand basin with vanity storage, wc, bath with mixer taps and separate walk in cubicle with mains overhead shower. Contemporary tiling to walls and floor, heated towel rail and double glazed opaque window to the side.

#### Bedroom One

4.98m x 3.71m (16' 4" x 12' 2") The master bedroom is a sizeable king room complete with a selection of fitted mirrored door wardrobes providing plentiful storage space, neutral decor, fitted carpet and a double glazed dormer window to the front.

#### Bedroom Two

4.51m x 3.07m (14' 10" x 10' 1") The second bedroom is a generous double with neutral decor, fitted carpet, eaves access and double glazed window to the side.

#### Shower Room

2.96m x 1.75m (9' 9" x 5' 9") Completing the accommodation is the three piece shower room comprising of wash hand basin with vanity storage, wc and corner shower cubicle with electric overhead shower. Heated towel rail, neutral tiling around walls and floor, double glazed Velux window to the front.

#### External

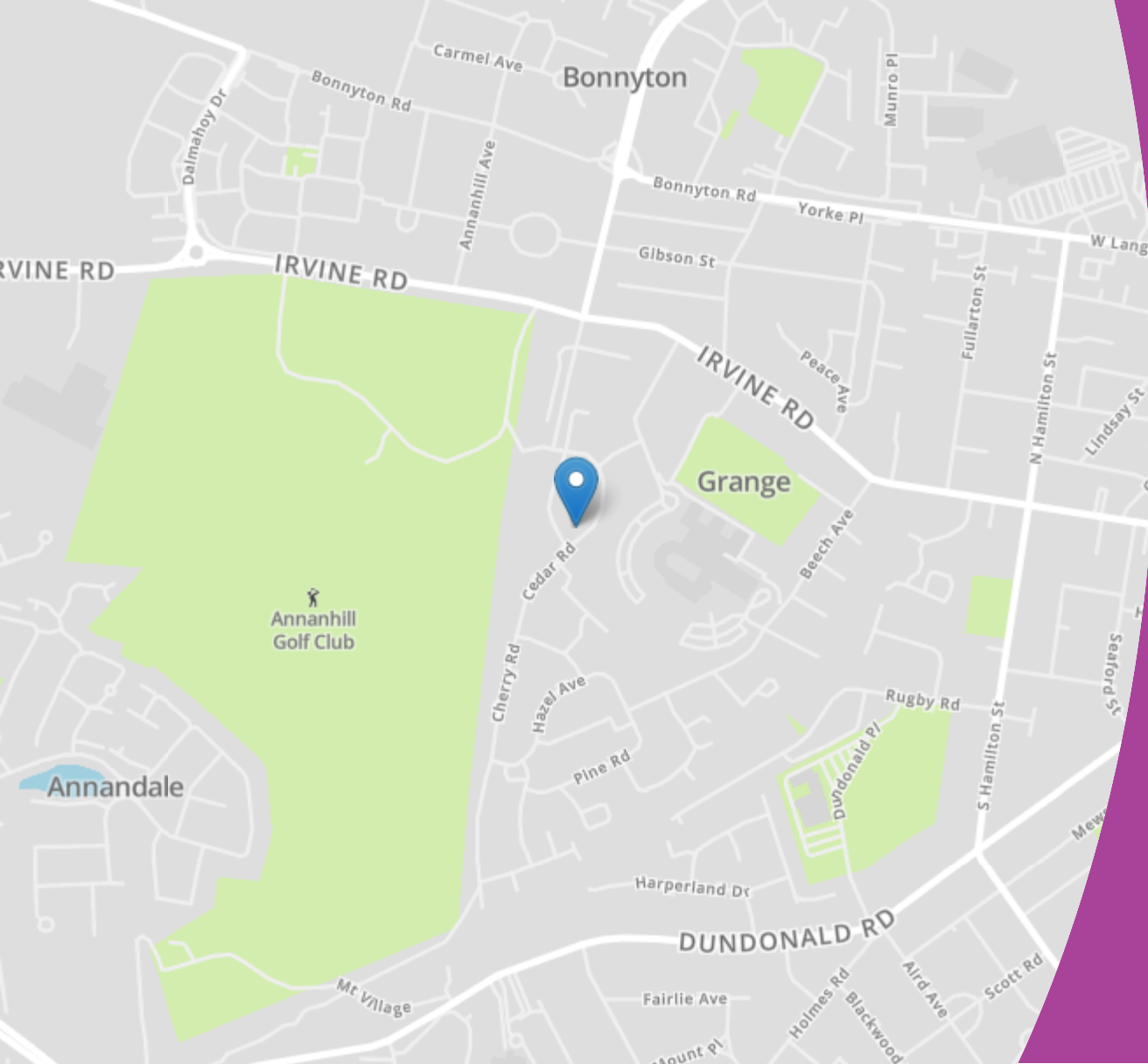
Boasting a sizeable plot, this family villa is complete with private garden grounds to the front and rear with extensive driveway to the side providing ample off street parking leading to the timber garage. The low maintenance front gardens are mostly laid to chips with a paved pathway and a selection of shrubbery. The impressive rear gardens comprise of well manicured, generous lawn and a paved patio bordered by shrubbery and small trees. The rear gardens are enclosed by fencing allowing for a safe and peaceful outdoor family space.

#### Council Tax

Band E

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