



# 11 Chestnut Gait

Stewarton

Kilmarnock, KA3 3DS

P.O.A.

**GREIG**  
*Residential*



## Chestnut Gait

Stewarton, Kilmarnock, KA3 3DS

Introducing to the market this pristine three-bedroom end-terraced villa, nestled in the desirable "Stewart Milne" development in the well-connected town of Stewarton, providing convenient access to local amenities, schools, and transport links, including the M77 and neighbouring towns. Featuring spacious living areas across two levels, adorned with modern décor and newly upgraded fixtures and fittings, further enhanced by its sizeable landscaped gardens and allocated off-street parking, making it an ideal family home that's sure to impress all who view.





### Hallway

2.05m x 1.40m (6' 9" x 4' 7") Access via outer white composite door into hallway offering white décor, laminate flooring and door access to lounge and WC/Cloaks.

### Lounge

6.15m x 3.60m (20' 2" x 11' 10") Generous main apartment offering neutral décor, laminate flooring, under stairs storage cupboard, carpeted staircase to upper level and door access to kitchen/dining.

### WC/Cloaks

1.87m x 1.10m (6' 2" x 3' 7") Two piece suite comprising of WC and wash hand basin with white décor and laminate flooring.



### Kitchen

4.80m x 2.48m (15' 9" x 8' 2") The kitchen boasts elegant navy shaker-style wall and base units adorned with gold finishes, set against contrasting white marble countertops and tiled splashback. It features a semi-open layout leading to the utility room, a white composite sink with drainer, an integrated double oven with induction hob and integrated dishwasher. Lit by by under-cabinet lighting and ceiling spotlights, while a double-glazed window overlooks the rear. The area is finished with chic laminate flooring and offers ample space for a dining table and chairs, with access to the rear garden through double patio doors.

### Utility Room

1.92m x 1.10m (6' 4" x 3' 7") Providing additional navy shaker style wall and base units complimented by white marble work surfaces, integrated fridge freezer and plumbing/space for washing machine.

### Bedroom One

3.75m x 2.50m (12' 4" x 8' 2") Generous double bedroom offering contemporary grey décor, fitted carpet, double glazed window to the rear and door access to walk in wardrobe.



### Bedroom Two

3.20m x 2.48m (10' 6" x 8' 2") Generous double bedroom offering contemporary blue décor, fitted wardrobes and double glazed window to the front.

### Bedroom Three

3.02m x 2.20m (9' 11" x 7' 3") Single bedroom, currently used as a nursery, offering contemporary blue/grey décor featuring decorative wall panelling, fitted carpet and double glazed window to the front.

### Bathroom

Three piece suite comprising of WC, wash hand basin with light oak vanity unit and mains operated shower over bath, decorative LED mirror, chrome heated towel towel rail, storage cupboard, tiling to walls and floor

### External

Generous enclosed landscaped gardens to the rear laid to lawn and patio with raised decking area perfect for al fresco dining and entertaining.

Off street allocated parking for one car available to the front, complimented by small front lawn.

### Council Tax Band

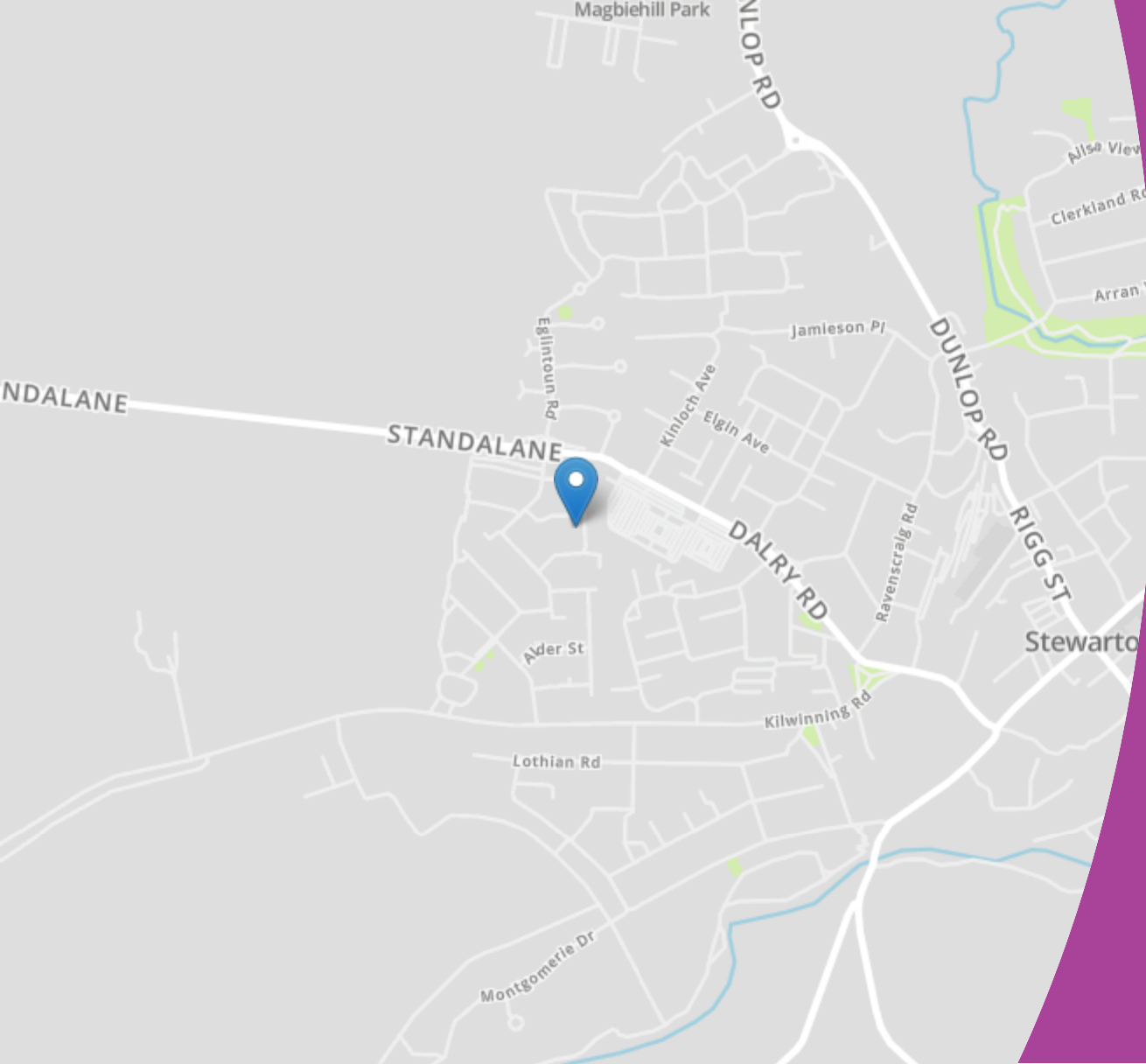
Band D

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