



20 Kirkwall Place  
Kilmarnock, KA3 2HQ  
P.O.A.

**GREIG**  
*Residential*





# Kirkwall Place

Kilmarnock, KA3 2HQ

Proudly presenting to the market this immaculate three bedroom detached villa ideally positioned in a cul-de-sac in the northern periphery of Kilmarnock. Having been lovingly maintained by its current owners, boasting spacious accommodation over two levels complete with modern fixtures and fittings throughout. This property further benefits from well kept, low maintenance gardens and a driveway allowing for ample off street parking. Located with convenient ease of access to all local amenities, walking distance to popular schooling and direct transport links via the M77 to Ayr and Glasgow, this is the ideal family home ticks all the boxes and is sure to impress all who view.





### Hallway

1.19m x 1.97m (3' 11" x 6' 6") Accessed via an outer white UPVC opaque glazed door, this bright and welcoming hallway features crisp white decor, contrasting anthracite decorative wood panelling, laminate flooring to the bottom hall, carpeted stair case leading to the upper landing, two storage cupboards and double glazed window to the side.

### Living Room

3.50m x 5.06m (11' 6" x 16' 7") Generous main apartment boasting crisp white decor, ceiling coving, decorative wood panelling, laminate flooring seamlessly flowing through from the hall and in to the kitchen, under stair storage cupboard and double glazed window to the front.

### Kitchen/Diner

4.49m x 2.90m (14' 9" x 9' 6") Fully fitted kitchen offering an array of wall and base units, grey marble effect worksurfaces, integrated electric hob and oven, plumb space for washing machine, dishwasher and fridge freezer, modern cooker hood, stainless steel sink and drainer, crisp white decor, stylish grey splashback, decorative mirrored feature wall, laminate flooring, ample space for large dining table and chairs, two double glazed windows and white UPVC door leading to the rear garden.

### Bedroom One

2.51m x 3.86m (8' 3" x 12' 8") Double bedroom featuring crisp white decor, ceiling coving, fitted carpet, double mirrored wardrobes and double glazed window to the rear.

### Bedroom Two

2.52m x 2.80m (8' 3" x 9' 2") Double bedroom featuring crisp white decor, ceiling coving, fitted carpet, double mirrored wardrobes and double glazed window to the front.

### Bedroom Three

1.87m x 2.91m (6' 2" x 9' 7") Third bedroom, currently being utilised as a dressing room, offering crisp white decor, ceiling coving, laminate flooring and a double glazed window to the rear.

### Bathroom

1.88m x 1.75m (6' 2" x 5' 9") Completing the internals of this property is the stunning three piece bathroom suite, comprising of WC, wash hand basin with vanity storage, mains shower over an 'L' shaped bath, modern tiles to the wall and floor, ceiling spotlights, LED mirror, heated towel rail and double glazed opaque window to the rear.

### External

This property further benefits from well kept front and rear gardens with off street driveway. The front garden has been designed with ease of maintenance in mind being laid to chip, with the slabbed driveway to the left hand side. The well maintained rear garden offers security, has been designed with ease of maintenance in mind, artificial lawn, two raised planters and slabbed patio area perfect for al fresco dining.

### Council Tax Band

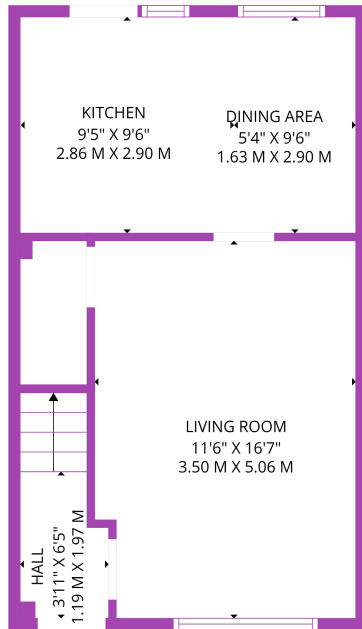
Band D

### Disclaimer

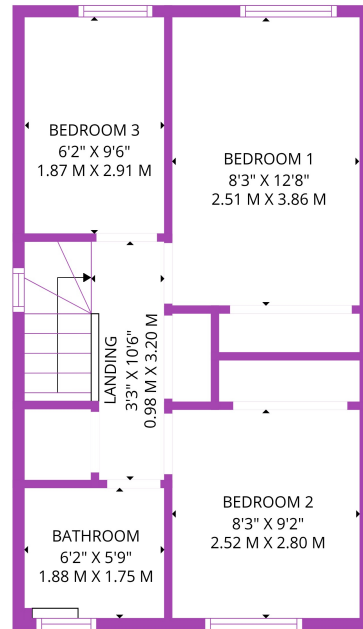
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GROUND FLOOR



1ST FLOOR

**TOTAL: 782 sq. ft, 72 m2**

Ground floor: 391 sq. ft, 36 m2, 1st floor: 391 sq. ft, 36 m2  
EXCLUDED AREAS: WALLS: 84 sq. ft, 8 m2

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



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