



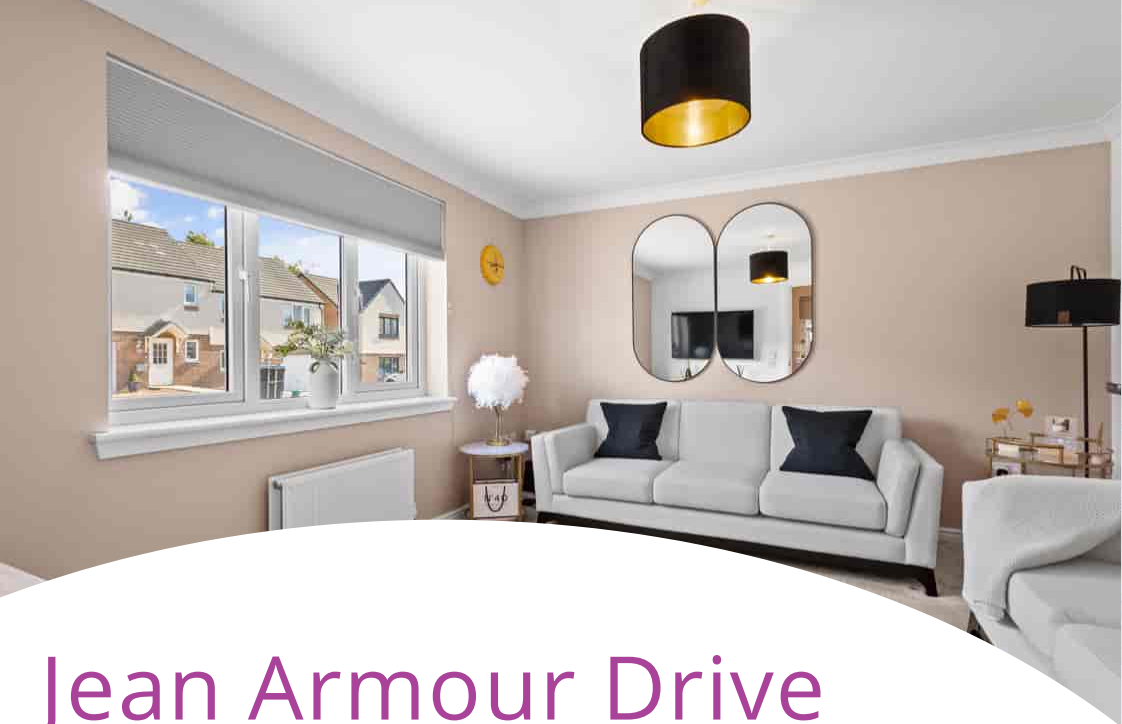
25 Jean Armour Drive

Annandale

Kilmarnock, KA1 2SD

Offers Over £240,000

GREIG
Residential



Jean Armour Drive

Annandale, Kilmarnock, KA1 2SD

An outstanding opportunity to secure this beautifully upgraded three-bedroom detached home, positioned within the highly desirable Moorfield development. Benefiting from a preferred south-westerly aspect, the property has been finished to an exceptional standard both inside and out, showcasing luxurious and contemporary interiors throughout.

A standout feature of the beautiful home is the impressive rear living configuration. Seamlessly sitting semi open-plan to the stylish dining kitchen leading through to a spacious family room complete with bi-fold doors leading to the rear garden grounds—creating the ideal space for entertaining or unwinding with family.

Externally, the home is complemented by generous off-street parking and meticulously landscaped gardens, further elevating its appeal. Offering the perfect balance of space, quality, and location, this remarkable family home is certain to attract significant interest in today's market.





Hallway

4.10m x 2.03m (13' 5" x 6' 8") The welcoming entrance hallway is complete with soft neutral decor, laminate flooring and storage cupboard. Carpeted staircase leading to the upper level, double glazed window to the side and door access to the lounge, kitchen and cloaks/wc.

Formal Lounge

3.82m x 3.56m (12' 6" x 11' 8") The formal lounge is a generously proportioned main apartment offering neutral modern decor with ceiling coving and fitted carpet, double glazed window to the front and plentiful space for freestanding furniture.

Breakfasting Kitchen

5.51m x 2.70m (18' 1" x 8' 10") The impressive, upgraded fully fitted kitchen offers a wide range of navy and grey shaker style wall and base units with complementary work surfaces, composite sink and drainer, integrated appliances including oven, electric hob, microwave and wine cooler. Crisp white decor, laminate flooring, breakfast bar seating area and open access to sitting room. Door access to utility room.

Sitting Room

4.95m x 3.57m (16' 3" x 11' 9") Positioned within the rear extension is the striking sitting room providing a partial open plan aspect to the kitchen, finished with a feature skylight, double glazed window to the rear and triple bi-fold doors allowing an abundance of light and a seamless transition to the garden. With neutral decor, electric fireplace, ceiling spotlights and laminate flooring.

Utility Room

1.90m x 1.89m (6' 3" x 6' 2") Practical separate utility room providing additional storage units with work surface, composite sink, integrated dishwasher and plumbing/space for washing machine. Modern splashback, neutral decor, laminate flooring, door access to cloaks/wc and door leading out into the gardens.

Cloaks/WC

1.89m x 1.38m (6' 2" x 4' 6") Two piece cloaks/wc comprising of a wash hand basin and wc, with soft decor and modern vinyl flooring.

Bedroom One

3.61m x 3.22m (11' 10" x 10' 7") On the upper level the master bedroom is a generous double offering contemporary decor with fitted carpet, double door fitted wardrobes providing plentiful storage space and double glazed window to the front. Door access to en suite.

Master En Suite

1.81m x 1.78m (5' 11" x 5' 10") Three piece master en suite shower room comprising of a wash hand basin, wc and shower cubicle with mains overhead shower. Modern tiling to walls around shower, vinyl flooring, crisp white decor and double glazed opaque window to the front.

Bedroom Two

2.70m x 2.69m (8' 10" x 8' 10") The second double bedroom is complete with soft modern decor, fitted carpet and a double glazed window to the rear overlooking the gardens.

Bedroom Three

2.72m x 2.70m (8' 11" x 8' 10") Bedroom three is rear facing with a double glazed window, neutral decor and fitted carpet.

Bathroom

2.22m x 1.67m (7' 3" x 5' 6") Completing the accommodation is the three piece family bathroom suite comprising of a wash hand basin, wc and bath with handheld shower. Modern tiling around bath, tasteful decor, vinyl flooring and double glazed opaque window to the side.

External

Positioned on a sizeable plot, this family home boasts private garden grounds to the front and rear. To the front is a generous chipped driveway providing plentiful private off street parking. The spacious rear gardens have been intricately landscaped to an exacting standard comprising of a contemporary patio and an artificial lawn bordered by chips. The rear gardens are enclosed by fencing allowing for a safe and peaceful outdoor space.

Council Tax

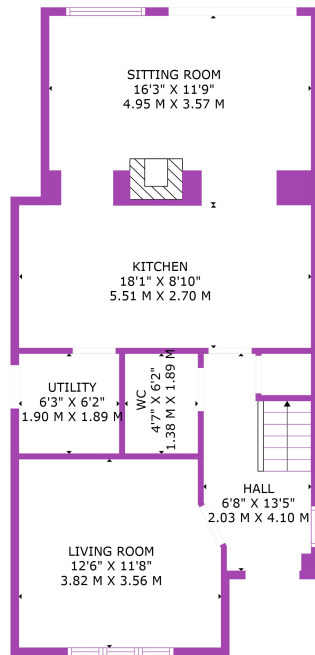
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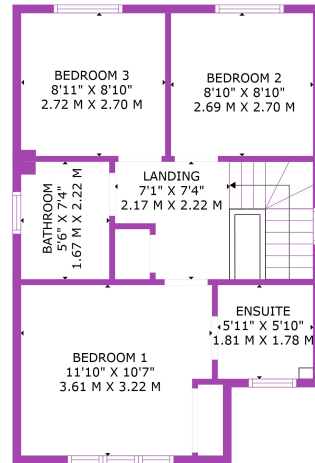
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FLOOR 1



FLOOR 2

TOTAL: 1091 sq. ft, 102 m²

FLOOR 1: 621 sq. ft, 58 m²; FLOOR 2: 470 sq. ft, 44 m²

EXCLUDED AREAS: UTILITY: 39 sq. ft, 4 m²; WALLS: 104 sq. ft, 9 m²

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