



3 Ochiltree Place
Kilmarnock, KA3 6FE
P.O.A.

GREIG
Residential



Ochiltree Place

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Proudly presenting this excellent four bedroom modern detached villa located within the highly regarded Southcraigs area of Kilmarnock, ideally placed for the commuter with direct access to M77 transport links. This family home is in walk in condition having been freshly painted throughout with newly fitted carpeting and flooring prior to marketing. With sizeable, flexible apartments over two levels and further benefitting from a master en suite, integral garage and open greenery outlooks to the rear, this will appeal to a wide range of purchasers.





Hallway

4.45m x 1.87m (14' 7" x 6' 2") Generous welcoming entrance hallway offering fresh white decor, Amtico flooring and a practical storage cupboard with door access to lounge, dining room, kitchen and cloaks/wc. Carpeted staircase leading to the upper level.

Lounge

4.50m x 3.70m (14' 9" x 12' 2") The generously proportioned main living apartment offers a feature gas fire set within a decorative surround, crisp neutral decor and fitted carpet. Double glazed French doors leading out into the rear gardens and plentiful space for freestanding furniture.

Dining Room

3.25m x 2.70m (10' 8" x 8' 10") The dining room is a spacious, flexible use room complete with white decor, fitted carpet and a double glazed window to the front.

Kitchen/Diner

4.78m x 2.83m (15' 8" x 9' 3") Generous dining sized fitted kitchen offering a range of wall and base storage units with complimentary work surfaces, integrated appliances including oven, microwave, gas hob, washing machine and tumble dryer. Breakfast bar seating area, tiled splashback, crisp white decor and Amtico flooring. Double glazed window to the rear and door leading out into the side gardens.

Cloaks/WC

1.60m x 0.90m (5' 3" x 2' 11") Practical two piece cloaks/wc comprising of wash hand basin and wc with white decor and Amtico flooring.

Bedroom One

3.76m x 3.28m (12' 4" x 10' 9") On the upper level the master bedroom is a generous double offering fresh white decor, fitted carpet and fitted wardrobes providing storage space. Two double glazed windows to the front and door access to en suite.

Master En Suite Shower Room

1.78m x 1.70m (5' 10" x 5' 7") Three piece master en suite comprising of wash hand basin with vanity storage, wc and shower cubicle with vinyl flooring, neutral decor and double glazed opaque window to the front.

Bedroom Two

3.37m x 2.70m (11' 1" x 8' 10") The second double bedroom is rear facing with a double glazed window providing greenery outlooks. Soft white decor, fitted carpet and fitted wardrobes.

Bedroom Three

2.95m x 2.54m (9' 8" x 8' 4") Bedroom three is complete with white decor, fitted carpet, fitted wardrobe and a double glazed window to the front.

Bedroom Four

2.15m x 2.50m (7' 1" x 8' 2") The fourth bedroom offers a fitted wardrobes, white decor and fitted carpet. Rear facing with a double glazed window providing welcoming greenery outlooks.

Bathroom

2.40m x 2.00m (7' 10" x 6' 7") Completing the accommodation is the three piece family bathroom suite comprising of a wash hand basin, wc and bath. Neutral decor, half height tiling to walls and double glazed opaque window to the rear.

External

Positioned on a generous plot, this family villa boasts spacious garden grounds to the front and rear. The front gardens are laid to lawn with a sizeable driveway providing plentiful off street parking. The rear gardens offer a paved patio and generous lawn, enclosed by fencing allowing for a safe and peaceful outdoor space.

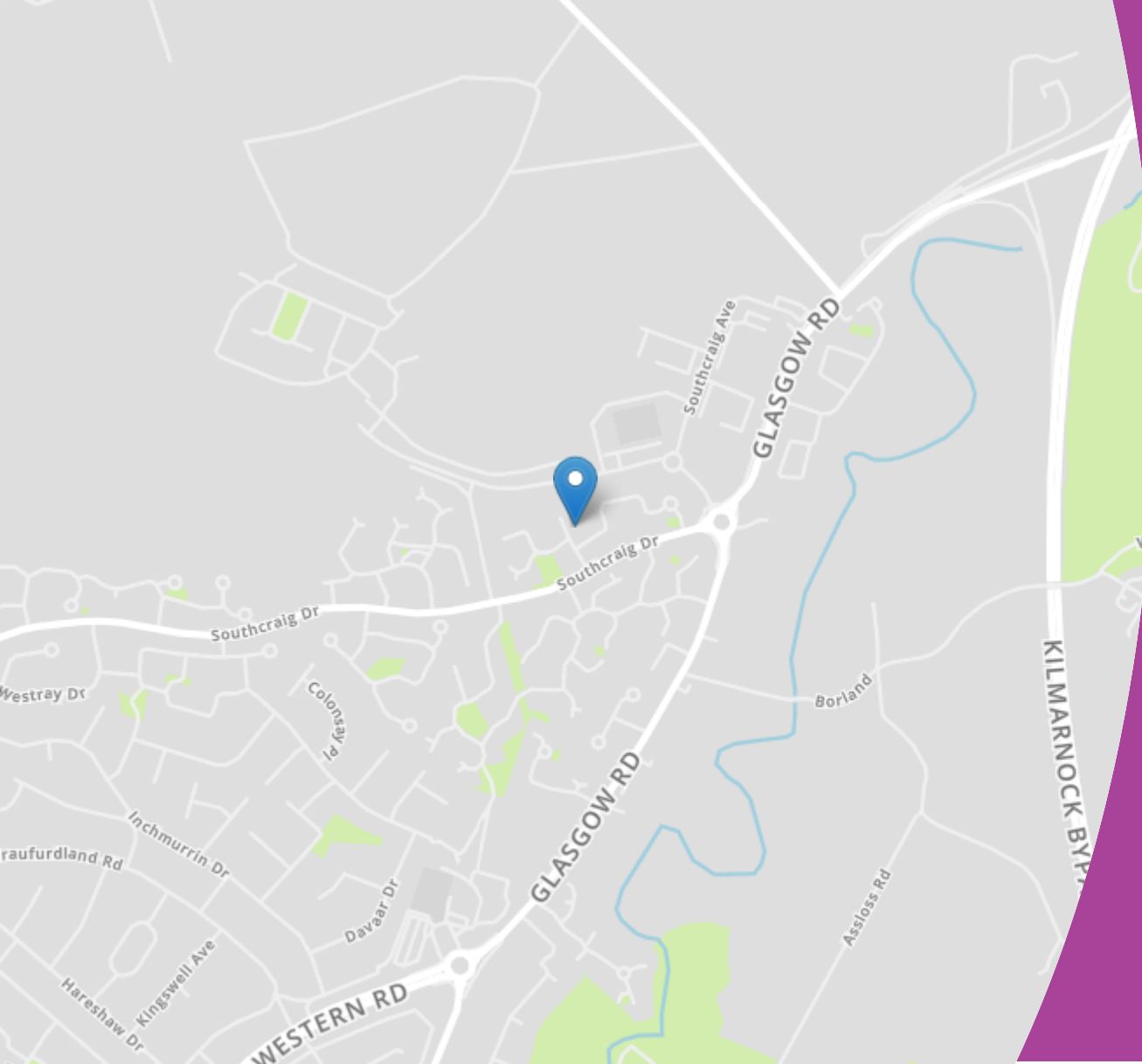
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Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

info@greigresidential.co.uk