



10 Lochlea Wynd

Annandale
Kilmarnock, KA1 2SE
P.O.A.

GREIG
Residential



Lochlea Wynd

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Forming part of the highly regarded Moorfield estate, this modern three bedroom semi detached villa ticks all the boxes for the ideal family home. Built by the reputable Persimmon homes, this superb villa boasts spacious accommodation over two levels. Having been beautifully presented by the current owner complete with contemporary stylish decor and modern fixtures and fittings throughout. Situated on a generous plot providing ample off street parking and low maintenance private gardens. Located on the periphery of Kilmarnock offering ease of access to all local amenities, preferred schooling and direct transport links to Irvine & Glasgow, this is sure to impress even the most discerning of buyers.





Hallway

3.43m x 1.28m (11' 3" x 4' 2") Access is given via an outer UVPC double glazed door to a welcoming entrance hallway offering neutral contemporary decor and laminate flooring. Door access is given to the lounge, wc and a carpeted staircase leads to the upper level.

Cloaks/WC

1.10m x 2.02m (3' 7" x 6' 8") Practical cloaks/wc comprising of a wash hand basin, wc, neutral contemporary decor, vinyl flooring and a double glazed opaque window to the front.

Lounge

4.62m x 3.66m (15' 2" x 12' 0") Generously proportioned main apartment boasting contemporary neutral decor, ceiling coving, laminate flooring and a double glazed window to the front.

Dining kitchen

4.73m x 2.92m (15' 6" x 9' 7") Fully fitted modern kitchen complete with stylish white gloss wall and base storage units with complimentary walnut effect work surface, integrated oven, gas hob, plumbing and space for fridge freezer, washing machine and dish washer, stainless steel sink and drainer, neutral decor, stainless steel splashback, under stairs storage cupboard, plentiful space for dining table and chairs, contemporary stone effect vinyl flooring, double glazed window to the rear and French doors leading to the rear garden.

Bedroom One

3.14m x 2.96m (10' 4" x 9' 9") The master bedroom is a generous double boasting contemporary neutral decor, fitted wardrobes, fitted carpet, a double glazed window to the front and access to en-suite facilities.

En-Suite

2.41m x 1.70m (7' 11" x 5' 7") Stylish en-suite comprising of a wash hand basin, wc, shower cubicle with mains shower, stylish tiling to walls, vinyl flooring and a double glazed

opaque window to the front.

Bedroom Two

3.35m x 2.45m (11' 0" x 8' 0") A spacious double bedroom with contemporary decor, fitted carpet and a double glazed window to the rear.

Bedroom Three

2.27m x 2.22m (7' 5" x 7' 3") Bedroom three offers contemporary decor, fitted carpet and a double glazed window to the rear.

Bathroom

Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with mixer taps, tiled finish to walls, vinyl flooring and a double glazed opaque window to the side.

Externally

Set on a generous plot boasting front and rear private gardens, the front garden has been fully laid to chip allowing for ample off street parking whilst the rear garden is complete with an area laid to astro turf bordered by decorative chips and a paved patio perfect for al fresco dining and entertaining.

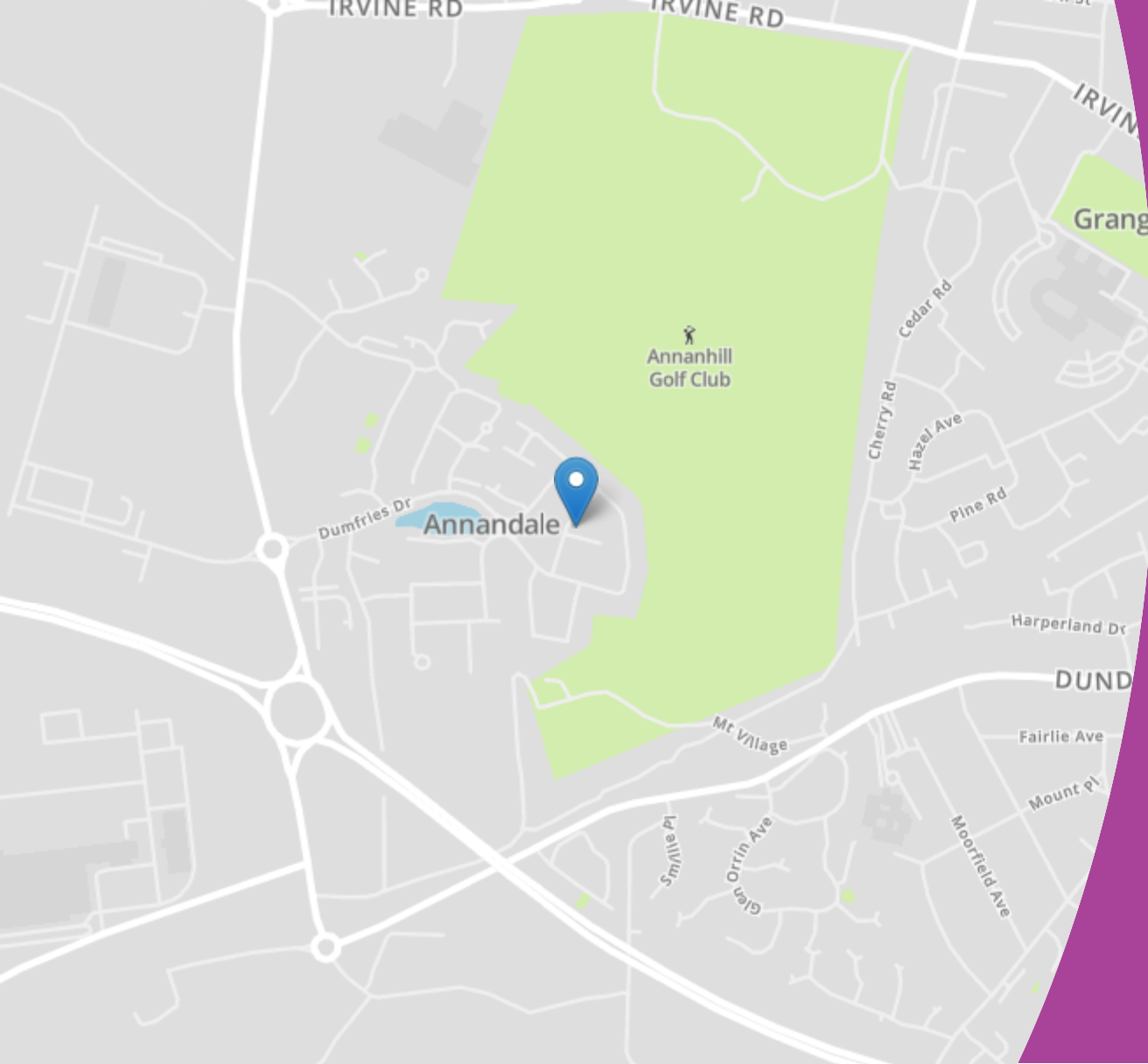
Council Tax Band

Band D

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