



12 Fairlie View

Gatehead
Kilmarnock, KA2 0AU
P.O.A.

GREIG
Residential



Fairlie View

Gatehead, Kilmarnock, KA2 0AU

Greig Residential are delighted to present to the market this stunning semi detached villa located in the desirable, quaint village of Gatehead, on the outskirts of Kilmarnock, enjoying a semi rural position with impressive tranquil river outlooks. Having been extended and presented in first class condition, providing flexible use apartments over two levels and plentiful off street parking, this rarely available villa is sure to impress all who view.





Porch

1.11m x 1.01m (3' 8" x 3' 4") Accessed by outer white UPVC door offering tiled flooring and glazed door providing access to hallway.

Hallway

3.22m x 3.74m (10' 7" x 12' 3") Accessed by glazed door from porch offering laminate flooring, carpeted staircase to upper level and door access to lounge, shower room and storage cupboard.

Lounge

3.82m x 4.60m (12' 6" x 15' 1") Generous main apartment offering neutral contemporary décor, laminate flooring, ceiling spotlights, featuring decorative mantle-piece, double glazed window to the front boasting open outlooks and door access to kitchen.



Kitchen

3.82m x 6.21m (12' 6" x 20' 4") Impressive extended kitchen boasting cream shaker style wall and base units with contrasting oak work surfaces, ceramic sink and drainer, "range master" cooker with five burner gas hob, two ovens and two grills, plumbing space for washing machine and American style fridge freezer, integrated dish washer, ceiling spotlights, tiled flooring, log burner, plentiful space for dining table and chairs, Velux window to the rear, double glazed window to the side and double patio doors to the rear gardens.

Shower Room

1.93m x 1.95m (6' 4" x 6' 5") Three piece white suite comprising of WC, wash hand basin combination unit with double walk in shower cubicle with decorative black screen, wet wall finish to walls, ceiling spotlights, tiled flooring, matt black heated towel rail and double glazed opaque window to the rear.

Bedroom One

3.56m x 3.45m (11' 8" x 11' 4") Generous double bedroom offering contemporary décor, fitted carpet, mirrored door fitted wardrobes and double glazed window to the front with stunning countryside outlooks.



Bedroom Two

3.02m x 3.94m (9' 11" x 12' 11") Generous double bedroom currently used as a sitting room located downstairs offering neutral décor, fitted carpet, fitted wardrobes and double glazed window to the front with open outlooks.

Bedroom Three

3.09m x 3.12m (10' 2" x 10' 3") Single bedroom offering contemporary children's décor, fitted carpet, fitted wardrobes/storage and double glazed window to the side.

Bedroom 4

4.05m x 1.62m (13' 3" x 5' 4") Single bedroom, can be used as home office/nursery, offering contemporary grey décor, fitted carpet and double glazed window to the front boasting far reaching open outlooks.

External

Substantial low maintenance private gardens to the rear offering chipped and laid to lawn area.

Offering plentiful off street parking on driveway to the side further providing access through gate to rear gardens.

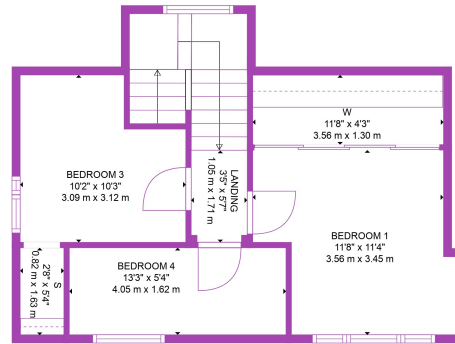
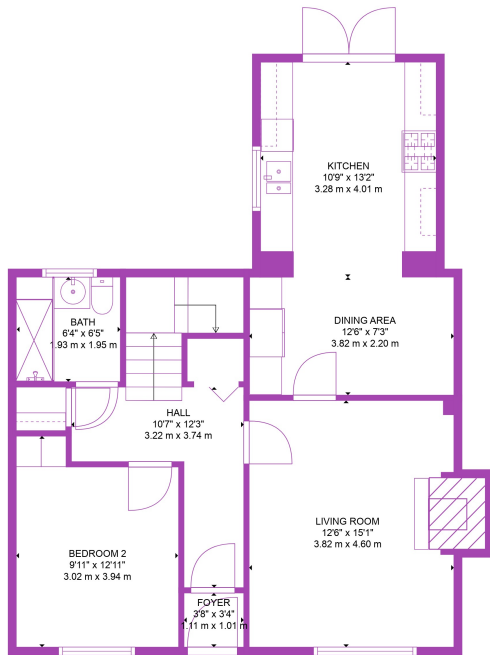
Council Tax Band

Band B

DISCLAIMER

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.





FLOOR 2

FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 757 sq. ft, 70 m², FLOOR 2: 443 sq. ft, 41 m²
 TOTAL: 1200 sq. ft, 112 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

