



3 Stronsay Place
Kilmarnock, KA3 2JA
P.O.A.

GREIG
Residential



Stronsay Place

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Ideally positioned within the highly sought after Wardneuk area on the northern periphery of Kilmarnock, this pristine three bedroom semi detached villa ticks all the boxes for the ideal family home. Offering spacious accommodation over two levels, having been fully upgraded by the current owners to offer contemporary stylish decor with newly fitted modern fixtures and fittings throughout. Complimented by ample off street parking and low maintenance private gardens, this superb villa is perfectly located with ease of access to all local amenities, schooling and with direct transport links via the M77 to Ayr and Glasgow. This is sure to appeal to even the most discerning of buyers.





Hallway

3.45m x 1.30m (11' 4" x 4' 3") Access is given via an outer UPVC door to a welcoming entrance hallway offering neutral decor, practical storage cupboard and hardwood flooring. The hallway gives access to the lounge and wc/cloaks.

WC/Cloaks

2.05m x 0.86m (6' 9" x 2' 10") Practical wc/cloaks complete with wash hand basin and vanity unit, wc, soft neutral decor, hardwood flooring and a double glazed opaque window to the side.

Lounge

4.70m x 4.20m (15' 5" x 13' 9") Generously proportioned main apartment boasting contemporary decor, bespoke shelved recess with feature tv wall and gas fire set within a modern limestone surround, plentiful space for free standing furniture, laminate flooring and a double glazed window to the front. Glazed double doors lead to the kitchen/dining room and a carpeted staircase with decorative glass balustrade leads to the upper level.

Kitchen/Dining Room

5.10m x 3.50m (16' 9" x 11' 6") Impressive open plan kitchen and dining room complete with newly fitted navy shaker style wall and base units providing ample storage with contrasting oak work surface, superb island with integrated induction hob and extractor hood, plumbing and space for american fridge freezer, integrated washing machine, integrated washing machine, black composite sink and drainer with copper tap, contemporary decor, plentiful space for dining table and chairs, ceiling spotlights, led lighting, plinth lighting, laminate flooring, a double glazed window to the side, a door to the rear garden and double sliding doors leading to the conservatory.

Conservatory

3.35m x 3.10m (11' 0" x 10' 2") Superb conservatory offering additional family space complete with contemporary decor, laminate flooring and double glazed window to two aspects providing open garden outlooks.

Bedroom One

4.25m x 2.68m (13' 11" x 8' 10") The master bedroom is a generous double boasting contemporary decor, laminate flooring and a double glazed window to the front.

Bedroom Two

3.60m x 3.08m (11' 10" x 10' 1") A generous double with stylish neutral decor, practical storage cupboard, laminate flooring and a double glazed window to the front.

Bedroom Three

3.30m x 2.40m (10' 10" x 7' 10") Currently utilised as a dressing room the third bedroom offers stylish grey decor, double door fitted wardrobe, laminate flooring and a double glazed window to the front.

Shower Room

1.95m x 1.87m (6' 5" x 6' 2") Completing the accommodation is the family shower room comprising of a newly fitted three piece suite including double oak vanity unit, wc, corner shower cubicle with electric shower, Matt black heated towel rail and accessories, contemporary wet wall finish, LVT flooring and a double glazed opaque window to the rear.

Externally

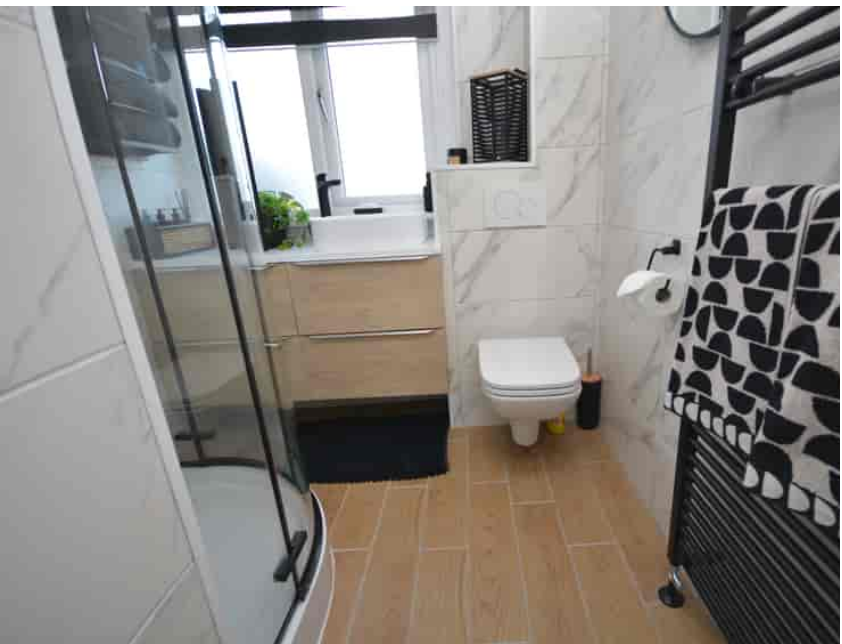
Set on a generous plot offering spacious landscaped gardens to the front and rear, the front garden is designed with ease of maintenance in mind being laid to chip with mono block driveway to the side allowing for ample off street parking. The rear garden is fully paved providing the perfect spot for al fresco dining and entertaining.

Council Tax Band

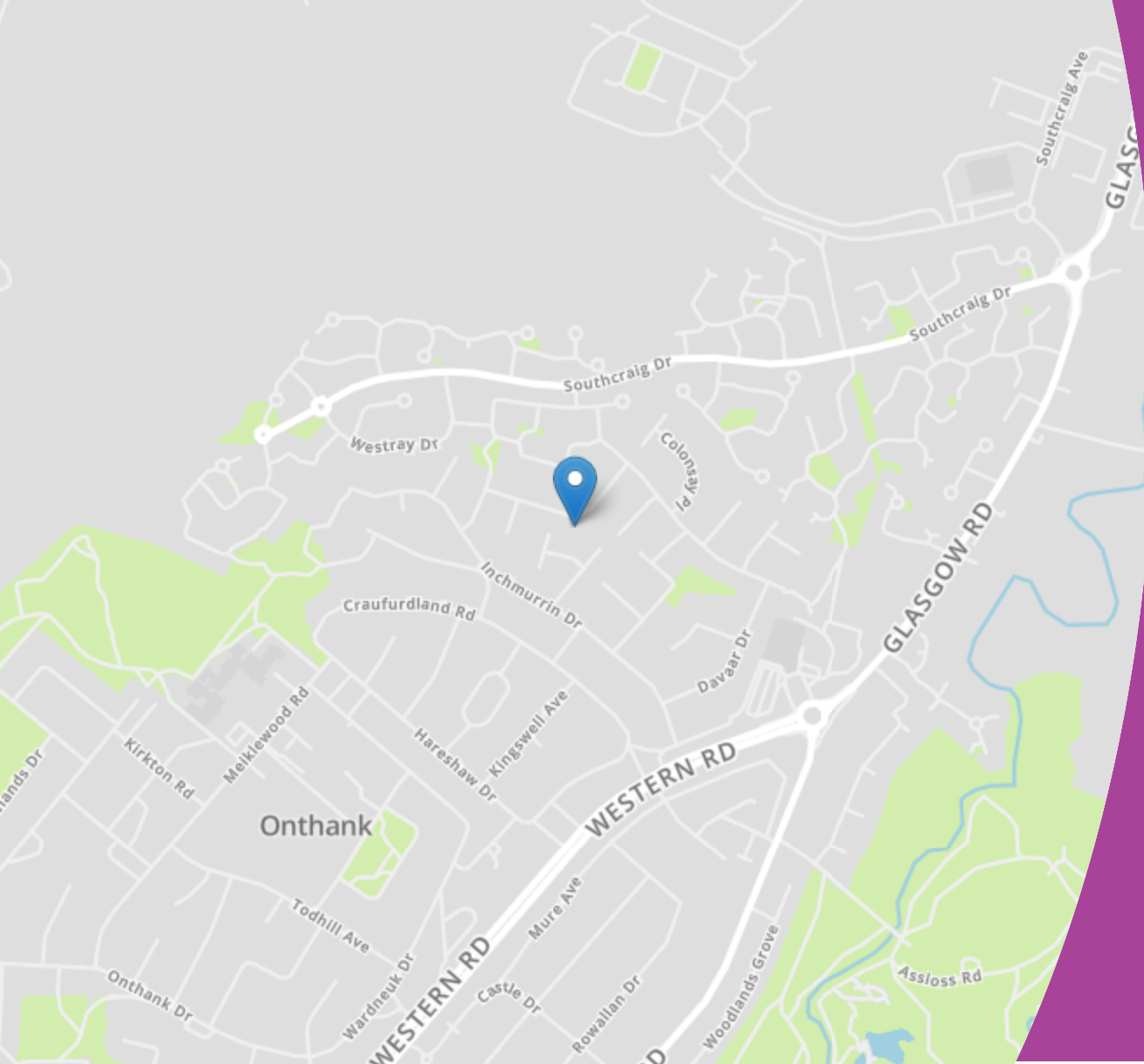
Band D

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