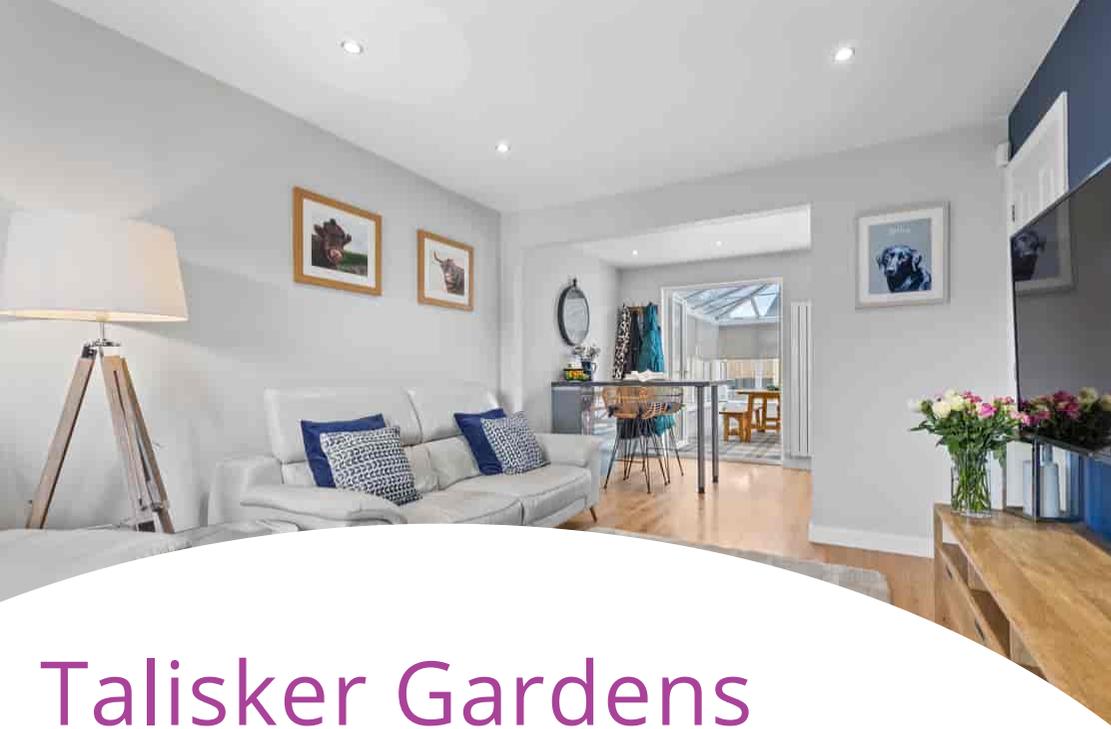




4 Talisker Gardens  
Kilmarnock, KA3 1RG  
P.O.A.

**GREIG**  
*Residential*



# Talisker Gardens

Kilmarnock, KA3 1RG

Proudly presenting to the market is this stunning four bedroom detached home, located within the highly sought after "John Walker" estate in Kilmarnock. Meticulously upgraded by the current owners, the property offers a spacious and flexible floor plan across two levels, making it an ideal choice for modern family living. The home features generous off street parking, beautifully maintained front and rear gardens, and a bright conservatory, perfect for relaxing or entertaining. Finished with modern fixtures and fittings throughout, this impressive property is presented in true walk in condition and is sure to tick all the boxes. The estate itself is conveniently located close to local amenities, well regarded schools, and excellent public transport links, making it a fantastic option for families and commuters alike. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.





### Hallway

1.15m x 1.99m (3' 9" x 6' 6") Accessed via the white outer UPVC door is the bright and welcoming hallway, boasting modern decor, decorative wall panelling, ceiling spotlights, laminate flooring and a carpeted staircase to the upper landing.

### Lounge

3.22m x 4.22m (10' 7" x 13' 10") Generous main apartment boasting modern decor, ceiling spotlights laminate flooring, practical under stair storage cupboard, semi open plan layout to the kitchen diner and double glazed window to the front.

### Kitchen

6.93m x 2.45m (22' 9" x 8' 0") Newly fitted kitchen offering an array of sleek grey gloss wall and base storage units, complementary anthracite work surfaces, integrated five burner gas hob, cooker hood, double oven, fridge freezer and dishwasher, with additional plumbing space for a washing machine and tumble drier, composite sink and drainer, dining space with breakfast bar, with modern decor, white metro style tiles, black gloss splashback, ceiling spotlights, laminate flooring, double glazed French doors to the conservatory, door access to WC, double glazed window and external door to the rear garden.



### WC/Cloaks

1.59m x .90m (5' 3" x 2' 11") Two piece WC comprising of WC, wash hand basin, half height white metro tiles, navy blue decor, laminate flooring, chrome heated towel rail and double glazed window to the side

### Conservatory

3.36m x 5.06m (11' 0" x 16' 7") To the rear of the property is a beautiful conservatory offering additional living space, currently utilised as a dining room, floor to ceiling double glazed windows letting the natural light flood in, with crisp white decor, fitted tartan carpet and French doors leading to the garden.

### Family Room/Bedroom Four

2.64m x 5.26m (8' 8" x 17' 3") Flexible living space on the ground level comprising of modern decor, ceiling spotlights, laminate flooring, double glazed window to the front and would make an ideal family room, extra bedroom or home gym.

### Bedroom One

2.63m x 5.32m (8' 8" x 17' 5") Double sized master bedroom with ensuite facilities featuring soft modern decor, ample space for free standing wardrobes/furniture, fitted carpet and dual aspect double glazed windows to the front and rear.



### Ensuite

1.51m x 2.07m (4' 11" x 6' 9") Three piece ensuite comprising of WC, wash hand basin with vanity storage, shower cubicle, chrome heated towel rail, grey modern tiles to the wall, ceiling spotlights, vinyl flooring and double glazed opaque window to the rear.

### Bedroom Two

3.21m x 3.13m (10' 6" x 10' 3") Double bedroom featuring modern soft decor, fitted carpet, double fitted wardrobe and a double glazed window to the rear

### Bedroom Three

2.10m x 3.56m (6' 11" x 11' 8") Third bedroom featuring modern children's decor, ceiling coving, fitted carpet and a double glazed window to the rear.

### Master bathroom

1.87m x 2.07m (6' 2" x 6' 9") Completing this property is the master bathroom comprising of WC, wash hand basin with vanity storage, mixer shower over bath, stylish blue tiles to the wall, vinyl flooring and double glazed opaque window to the rear.

### Externally

This property further benefits from front and rear gardens as well as private driveway offering ample off street parking. The front garden features a well manicured lawn and an area laid to chip, the drive way is laid to monobloc with a slabbed pathway leading to the rear garden. The private rear garden offers a real sense of privacy and security, fully enclosed by fencing, slabbed patio area, manicured lawn, elevated decked patio perfect for al fresco dining/entertaining, there is also a purpose built lean to shed offering additional storage.

### Council Tax Band

Band E

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GROUND FLOOR

1ST FLOOR

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