



Plot 59 Plot 59 - Craigston, Lairds Brae

Kilmarnock, KA3 6BQ

Fixed Price £309,995

**GREIG**  
*Residential*



# Plot 59 - Craigston, Lairds Brae

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**\*\*ONLY 1 OF 2 PLOTS REMAINING - INCENTIVES AVAILABLE - READY TO MOVE IN\*\***  
Proudly presenting this favourable corner plot within the highly regarded Lairds Brae development in the Northern periphery of Kilmarnock boasting direct access to M77 transport links to Glasgow, Ayr & beyond. The 'Craigston', built by the reputable Barratt Homes is an impressive four bedroom detached villa offering an excellent amount of floorspace over two levels including dining sized kitchen, utility room and master en-suite. This former demonstrator home has been upgraded, complete with an abundance of extras including integrated appliances, flooring throughout, blinds throughout, fitted wardrobes, turf & fencing to the gardens. Further complemented by a detached garage & large driveway.







#### Available Incentives

A range of excellent buyer incentives are available for this plot including 5% mortgage deposit boost and part exchange, subject to terms and conditions.

#### Enhanced Extras

This family villa is in move in condition complete with a great selection of additional upgrades/extras including: blinds throughout, flooring throughout, integrated dishwasher & fridge/freezer, fitted wardrobes to bedrooms one & two, turf laid to the front & rear gardens.

#### Hallway

Generous entrance hallway providing door access to lower apartments including formal lounge, kitchen/diner and cloaks/wc, complete with fitted carpet, storage cupboard and carpeted staircase to the upper level.

#### Formal Lounge

6.46m x 3.43m (21' 2" x 11' 3") Impressive formal lounge boasting dual aspect double glazed windows - one to the front and two to the side allowing an abundance of light. Fitted carpet and modern blinds.

#### Kitchen/Diner

6.46m x 3.24m (21' 2" x 10' 8") Larger than average open plan kitchen/diner complete with contemporary gloss fitted units and complimentary work surfaces, stainless steel sink and drainer, integrated appliances including oven, gas hob, hood, dishwasher and fridge/freezer, breakfast bar seating area. Vinyl flooring, double glazed windows to the front and side, double glazed French doors leading out into the gardens. Door leading into utility.

#### Utility Room

1.71m x 2.22m (5' 7" x 7' 3") Practical separate utility room housing the boiler offering additional base unit and work surface, plumbing/space for washing machine, vinyl flooring and door leading to rear driveway.

#### Cloaks/WC

1.86m x 1.09m (6' 1" x 3' 7") Convenient two piece cloaks/wc located on the ground floor with vinyl floor.

#### Bedroom One

3.24m x 3.27m (10' 8" x 10' 9") The master bedroom is a spacious double with double mirrored door fitted wardrobes, fitted carpet, door to en suite and double glazed windows to the side.

#### Master En Suite

1.20m x 2.16m (3' 11" x 7' 1") Excellent sized three piece master en suite with double shower cubicle with overhead mains shower, modern tiling to walls around shower, vinyl flooring and double glazed opaque window to the side.

#### Bedroom Two

3.24m x 3.52m (10' 8" x 11' 7") The second double bedroom boasts dual aspect double glazed windows to the front and side, double mirrored door fitted wardrobes and fitted carpet.

#### Bedroom Three

3.11m x 3.52m (10' 2" x 11' 7") Double bedroom with fitted carpet and double glazed window to the side.

#### Bedroom Four

3.11m x 3.27m (10' 2" x 10' 9") Front facing with a double glazed window and fitted carpet.

#### Bathroom

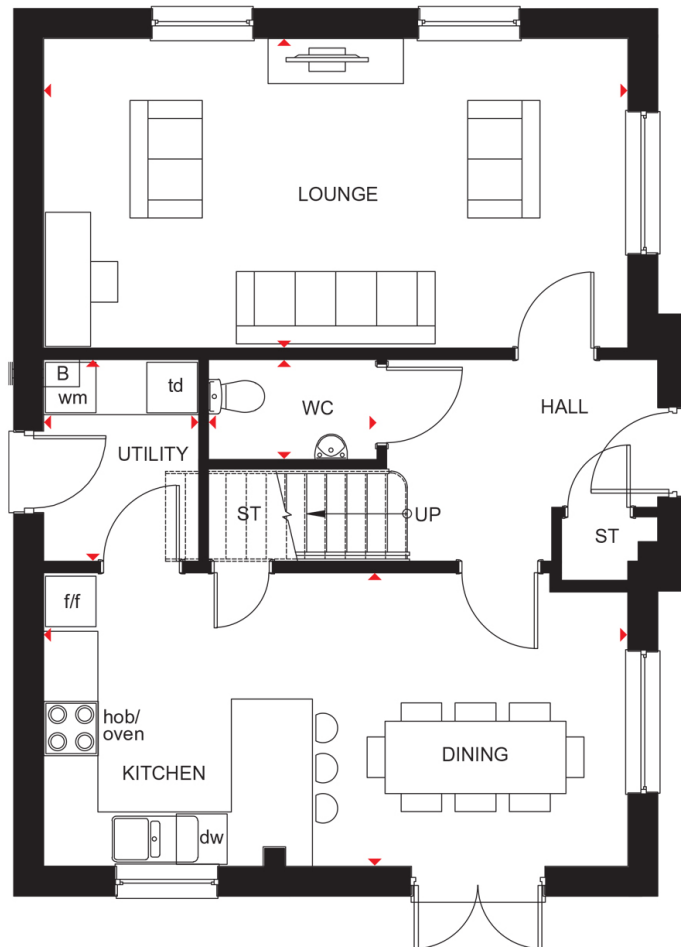
1.70m x 2.31m (5' 7" x 7' 7") Three piece family bathroom with double glazed opaque window to the front, vinyl flooring and modern tiling to walls around bath.

#### External

Positioned upon a favoured corner plot, this villa offers generous wraparound garden grounds laid to turf, with timber fencing enclosing the garden with gate access. Generous monobloc driveway with space for several cars leading to the detached garage with up and over door access.

#### Disclaimer

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