



49 Lauder Court  
Kilmarnock, KA3 7QN  
P.O.A.

**GREIG**  
*Residential*





# Lauder Court

Kilmarnock, KA3 7QN

Perfectly positioned within the ever popular New Farm Loch area of Kilmarnock, this impressive three bedroom end of terraced villa ticks all the boxes for the ideal family home. Boasting spacious accommodation over two levels complete with stylish decor and modern fixtures and fittings throughout. Further benefiting from extensive low maintenance private gardens with gated rear access providing ample off street parking. Located with convenient ease off all local amenities, schooling, and direct transport links to Ayr and Glasgow via the M77, this is sure to appeal to a wide variety of buyers.





### Hallway

5.39m x 1.91m (17' 8" x 6' 3") The spacious welcoming hallway offers neutral decor, large walk in cupboard that could be utilised as an office space, two practical storage cupboards and fitted carpet. The hallway gives access to the lounge, kitchen and a carpeted staircase leads to the upper level.

### Lounge

5.64m x 3.51m (18' 6" x 11' 6") Generously proportioned main apartment boasting neutral decor, fitted carpet and two double glazed windows to the rear.

### Kitchen

2.98m x 3.51m (9' 9" x 11' 6") Spacious fully fitted kitchen complete with ample wall and base storage units, integrated oven, gas hob, stainless steel sink and drainer, plumbing and space for washing machine, neutral decor, vinyl flooring, double glazed window to the rear and a door leading to the rear garden.

### Shower Room

1.09m x 1.91m (3' 7" x 6' 3") Conveniently located on the lower level the wc comprises of a wash hand basin, wc, shower cubicle with mains shower, wet wall finish and vinyl flooring.

### Bedroom One

2.54m x 4.54m (8' 4" x 14' 11") The master bedroom is a generous double boasting neutral decor, double fitted wardrobes, fitted carpet and a double glazed window to the rear.

### Bedroom Two

3.07m x 3.54m (10' 1" x 11' 7") Spacious double bedroom with neutral decor, fitted carpet and a double glazed window to the rear.

### Bedroom Three

2.91m x 3.54m (9' 7" x 11' 7") A good sized bedroom with soft decor, fitted wardrobe, fitted carpet and a double glazed window to the rear.

### Bathroom

1.64m x 1.99m (5' 5" x 6' 6") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath, tiled finish to walls, vinyl flooring and a double glazed window to the front.

### Externally

This property boasts extensive rear private gardens, having been designed with ease of maintenance in mind being fully laid to chip with gated access providing ample off street parking.

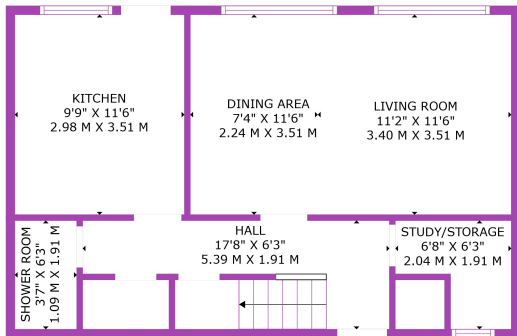
### Council Tax Band

Band B

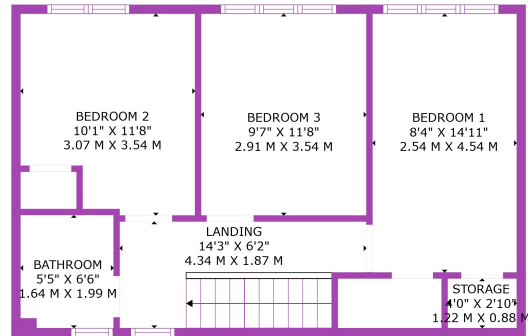
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FLOOR 1



FLOOR 2

