



31 Castle Drive
Kilmarnock, KA3 1TN
Offers Over £115,000

GREIG
Residential



Castle Drive

Kilmarnock, KA3 1TN

Ideally positioned within a sought after cul de sac in one of Kilmarnock's most desirable residential areas, this superb three bedroom terraced home is sure to impress. Offering spacious accommodation arranged over two levels, the property is beautifully presented throughout with contemporary décor and modern fixtures and fittings. Externally, it benefits from a spacious private garden and off street parking, making it an ideal choice for first time buyers, downsizers, and families alike.

A fantastic opportunity to secure a stylish home in a highly regarded location.





Hallway

3.96m x 1.98m (3' 2" x 3' 3") Access is given to a welcoming entrance hallway boasting neutral decor and laminate flooring. The hallway provides access to the livingroom.

Livingroom

3.79m x 6.07m (12' 5" x 19' 11") Generously proportioned main apartment offering neutral decor, ceiling coving, ceiling spotlights, carpeted staircase giving access to the upper level, practical under stair storage cupboard, laminate flooring and a double glazed window to the front.

Kitchen

3.8m x 2.84m (12' 6" x 9' 4") Fully fitted modern kitchen complete with ample wall and base units, complimentary work surface, integrated oven, gas hob and hood, plumbing and space for a fridge freezer, stainless steel sink and drainer, neutral decor, breakfast bar seating area, ceiling spotlights, laminate flooring, a double glazed window to the rear and double glazed patio doors to the rear garden.

Bedroom one

3.14m x 3.75m (10' 4" x 12' 4") The master bedroom is a generous double offering neutral decor, triple fitted wardrobes providing ample storage, fitted carpet and a double glazed window to the rear.

Bedroom two

1.86m x 3.02m (6' 1" x 9' 11") A spacious bedroom with neutral decor, fitted carpet and a double glazed window to the front.

Bedroom three

1.83m x 1.99m (6' 0" x 6' 6") Bedroom three, currently utilised as an office space features neutral decor, fitted carpet and a double glazed window to the front.

Bathroom

1.68m x 2.05m (5' 6" x 6' 9") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, shower cubicle with electric shower, modern decor, tiled around shower, ceiling spotlights and tiled flooring.

Externally

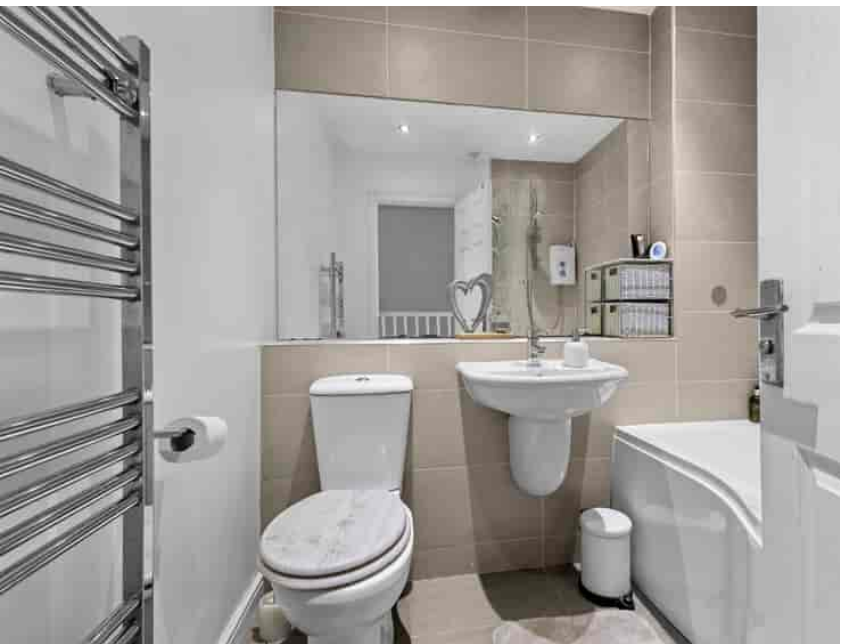
Further benefiting this property is a drive way to the front and a secure garden to the rear offering a lawn area, and patio area perfect for al fresco dining.

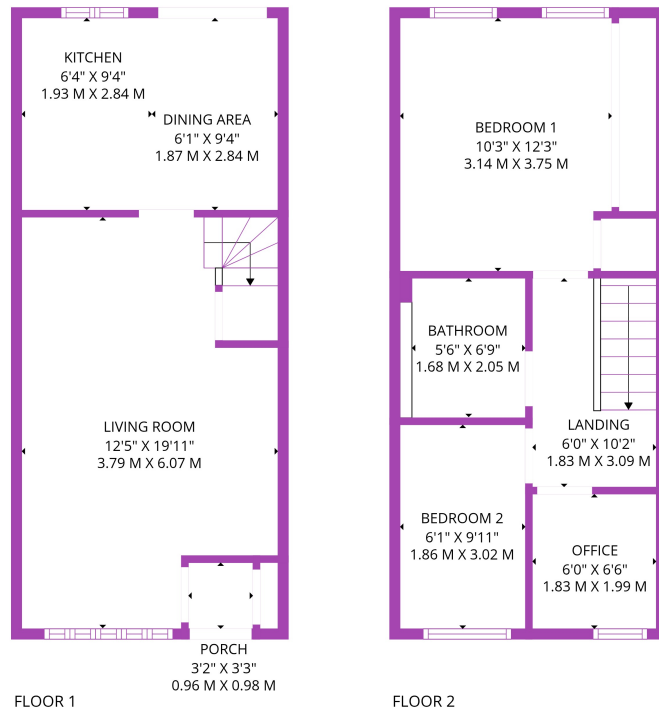
Council Tax Band

Band D

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.





TOTAL: 728 sq. ft, 67 m²
 FLOOR 1: 359 sq. ft, 33 m², FLOOR 2: 369 sq. ft, 34 m²
 EXCLUDED AREAS: PORCH: 10 sq. ft, 1 m², WALLS: 55 sq. ft, 6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



Greig Residential
 18 Henrietta Street, East Ayrshire
 KA4 8HQ
 01563 501350
info@greigresidential.co.uk