



44 Seaforth Road

Stewarton  
Kilmarnock, KA3 3FH  
P.O.A.

**GREIG**  
*Residential*



# Seaforth Road

Stewarton, Kilmarnock, KA3 3FH

Positioned on a prominent corner plot in the highly sought after 'Pastures' development within Stewarton, built by the reputable Permisson Homes, is this opulent four bedroom detached villa, perfect for modern family living. Boasting an excellent amount of accommodation over two levels, presented in immaculate condition with high specification fixtures and fittings throughout. This impressive home is complimented with private, lovingly maintained landscaped gardens, integral garage and open greenery to the front, this property will not fail to impress a discerning buyer. Stewarton is a popular commuter town, with this villa being on the outskirts on the town whilst being within close proximity to transport links including train station with a regular service to Glasgow in just 30 minutes.





### Hallway

3.60m x 2.39m (11' 10" x 7' 10") With access via the outer composite door, the welcoming entrance hallway provides door access to lower apartment including lounge, kitchen/diner and cloaks/wc with crisp white decor, laminate flooring and carpeted staircase to the upper level.

### Formal Lounge

4.40m x 3.08m (14' 5" x 10' 1") The formal lounge is a generously proportioned main apartment complete with tasteful contemporary decor and laminate flooring, plentiful space for freestanding furniture and double glazed window to the front overlooking open greenery providing a degree of privacy.

### Kitchen/Diner

6.66m x 3.05m (21' 10" x 10' 0") Magnificent dining sized fitted kitchen offering a great range of contemporary white gloss wall and base storage units with contrasting grey work surfaces, stainless steel sink and drainer, integrated appliances including five ring gas hob, double oven, extractor hood, fridge/freezer and dishwasher. Crisp white decor, laminate flooring, door access to utility room, double glazed window to the rear and French doors leading out into the rear gardens. Ample space for dining table and chairs.



### Utility Room

2.40m x 1.82m (7' 10" x 6' 0") Useful separate utility room providing additional wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, plumbing/space for tumble dryer and integrated washing machine. Neutral decor, laminate flooring and door out into the side gardens.

### Cloaks/WC

2.40m x 1.06m (7' 10" x 3' 6") Practical two piece cloaks/wc located on the ground floor comprising of wash hand basin and wc set. Modern half height tiling to walls, laminate flooring and white wall decor.

### Bedroom One

4.40m x 3.09m (14' 5" x 10' 2") On the upper level the master bedroom is an impressive double offering white decor with fitted carpet, fitted wardrobes and door access to en suite. Double glazed window to the front boasting open green outlooks.

### Master En Suite

2.40m x 1.81m (7' 10" x 5' 11") Three piece master en suite comprising of wash hand basin, wc and double shower cubicle. Neutral decor, grey vinyl flooring, heated towel rail and double glazed opaque window to the side.



### Bedroom Two

3.66m x 3.05m (12' 0" x 10' 0") The second double bedroom is rear facing with a double glazed window overlooking the beautiful private gardens. Double fitted wardrobes providing storage space, crisp white decor and fitted carpet.

### Bedroom Three

3.18m x 3.08m (10' 5" x 10' 1") Bedroom three is a spacious double bedroom complete with fitted wardrobes, neutral decor and fitted carpet. Double glazed window to the rear.

### Bedroom Four

3.18m x 2.38m (10' 5" x 7' 10") The fourth double bedroom is front facing with a double glazed window boasting open outlooks, laminate flooring and white decor.

### Bathroom

2.20m x 1.90m (7' 3" x 6' 3") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and bath with mains overhead shower. Modern grey tiling to walls around bath, neutral decor, vinyl flooring, heated towel rail and double glazed opaque window to the rear.

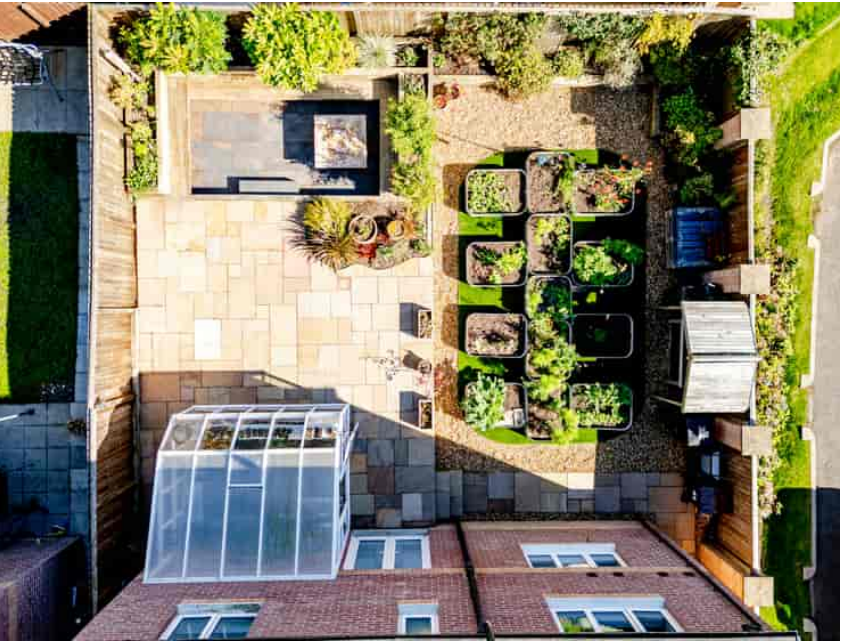


### External

Positioned upon a sizeable corner plot, this family villa boasts generous private gardens to the front, side and rear which have been intricately landscaped. The front and side gardens are landscaped with ease of maintenance in mind comprising of paving and chips with a selection of mature shrubbery and hedging. Chipped driveway providing off street parking leading to the integral garage with up and over door access. The sizeable rear gardens comprise of an artificial lawn bordered by chips, large modern paved patio, sunken built in seating area and a selection of shrubbery. The rear facing are fully enclosed by fencing allowing for a safe and peaceful outdoor family space.

### Council Tax

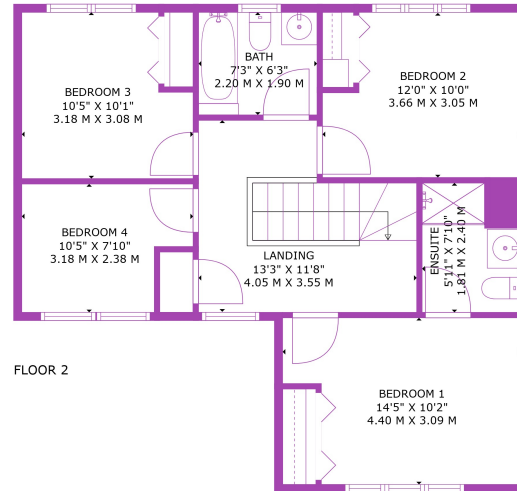
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**TOTAL: 1257 sq. ft, 117 m<sup>2</sup>**  
 FLOOR 1: 551 sq. ft, 51 m<sup>2</sup>, FLOOR 2: 706 sq. ft, 66 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 144 sq. ft, 13 m<sup>2</sup>  
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