



20 Rumford Place
Kilmarnock, KA3 6FH
Offers Over £199,995

GREIG
Residential



Rumford Place

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Greig Residential is delighted to present to the market this superb four bedroom modern detached villa situated on a generous corner plot offering extensive private gardens, ample off street parking and an integral garage. Boasting spacious accommodation over two levels with contemporary décor and modern fixtures and fittings throughout.

Located in a popular residential area of Kilmarnock close to local amenities, schooling and direct transport links via the M77 to Ayr and Glasgow, this is the ideal family home and is sure to impress all who view.





Hallway

4.47m x 1.92m (14' 8" x 6' 4") Access is given via an outer composite door to a welcoming entrance hallway offering neutral décor, a practical understairs storage cupboard and laminate flooring. The hallway gives access to the lounge, kitchen, dining room, wc/cloaks and a carpeted staircase leads to the upper level.

Lounge

4.51m x 3.65m (14' 10" x 12' 0") Generously proportioned main apartment boasting contemporary décor, a feature fire place set within a stone surround, ceiling coving, laminate flooring and a double glazed window to the rear.

Kitchen

4.97m x 2.71m (16' 4" x 8' 11") Fully fitted stylish kitchen complete with ample wall and base units providing ample storage with complementary work surface, plumbing and space for washing machine, tumble drier, fridge freezer and dish washer, integrated oven, gas hob and extractor hood, neutral décor, stainless steel splash back, ceiling spotlights, double glazed window to the side and rear, door leading to the rear garden and a partial open plan layout to the dining room.

Dining Room

3.26m x 2.74m (10' 8" x 9' 0") A spacious second apartment comprising of neutral décor, ceiling coving, vinyl flooring and a double glazed window to the front.

WC/Cloaks

0.85m x 1.45m (2' 9" x 4' 9") Practical wc/cloaks conveniently located on the lower level comprising of a wash hand basin, wc, laminate flooring and a double glazed window to the front.

Bedroom One

4.09m x 3.44m (13' 5" x 11' 3") The master bedroom is a generous double offering soft neutral décor, fitted wardrobes, fitted carpet, two double glazed windows to the front and access to en-suite facilities.

En-suite

2.09m x 1.37m (6' 10" x 4' 6") Stylish en-suite comprising of a wash hand basin, wc, shower cubicle with electric shower, vinyl flooring and a double glazed opaque window to the side.



Bedroom Two

3.28m x 2.55m (10' 9" x 8' 4") Bedroom three is a generous double boasting neutral décor, practical fitted wardrobes, fitted carpet and a double glazed window to the front.

Bedroom Three

3.32m x 2.71m (10' 11" x 8' 11") A spacious double bedroom with contemporary grey décor, fitted carpet and a double glazed window to the rear.

Bedroom Four

2.74m x 2.53m (9' 0" x 8' 4") A good sized single bedroom with neutral décor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

Bathroom

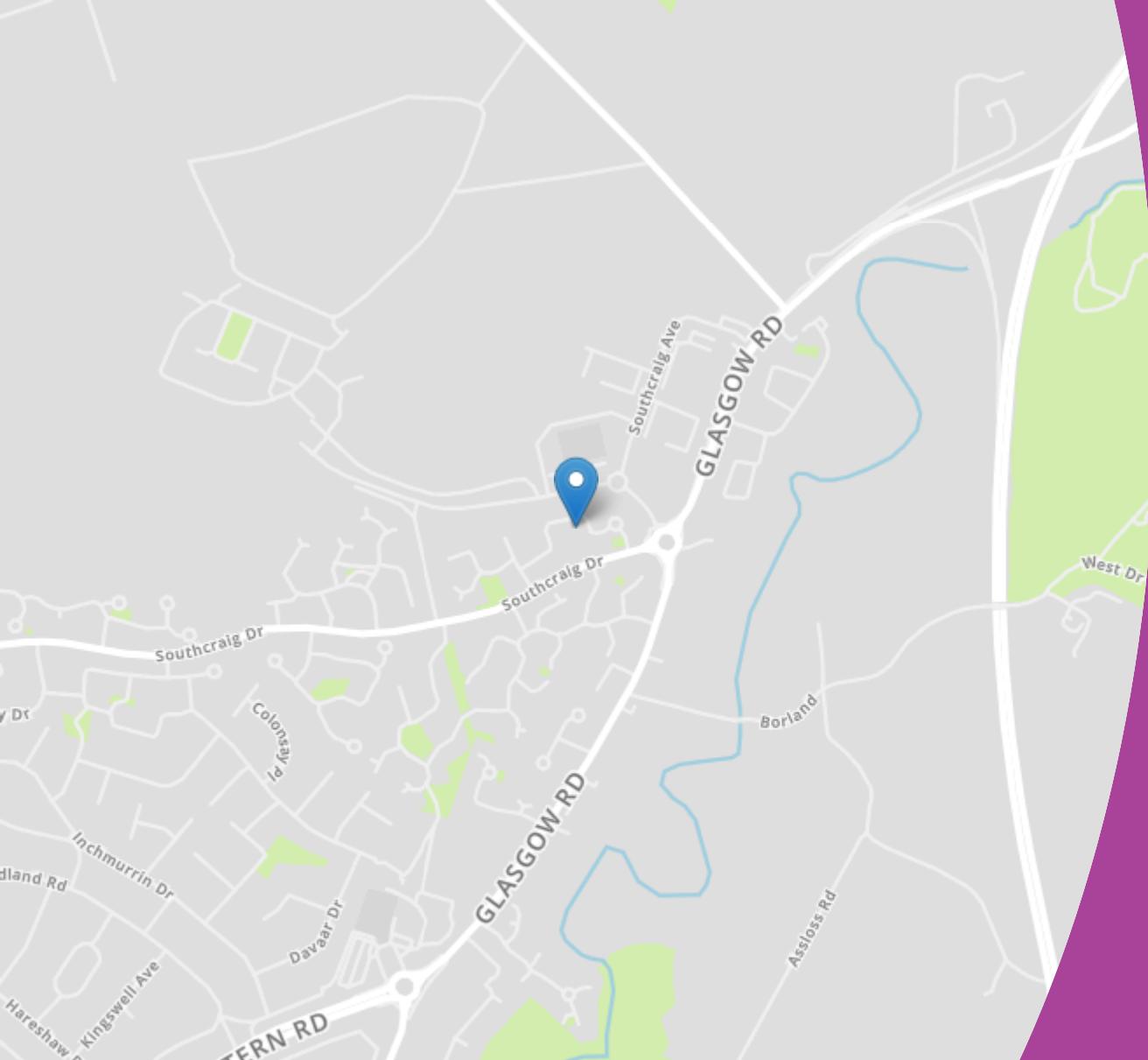
1.97m x 1.86m (6' 6" x 6' 1") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity unit, wc, bath with overhead mains shower, contemporary grey tiling to walls and flooring with stylish black finishings, ceiling spotlights and a double glazed opaque window to the rear.

Externally

Externally this property boasts extensive gardens to the front, side and rear, the front garden offers a well manicured lawn to the front with a tarmac drive way allowing for ample of street parking and leading to the integral garage. The rear garden is fully landscaped with a large lawn and a paved patio perfect for al fresco dining and entertaining.

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