



36 Cotter Drive  
Kilmarnock, KA3 7EA  
P.O.A.

**GREIG**  
*Residential*



## Cotter Drive

Kilmarnock, KA3 7EA

Greig Residential are delighted to present to the market this immaculate three bedroom detached villa located in the ever popular Wellpark area of Kilmarnock boasting upgraded modern décor throughout, off street parking, integral garage and landscaped private gardens with open countryside outlooks to the rear.

A rarely available family home in true show home condition, we have no hesitation that this will impress.







#### Hallway

4.32m x 1.76m (14' 2" x 5' 9") Access via outer upvc double glazed door boasting stylish contemporary décor, click vinyl flooring, ceiling coving and two storage cupboards. Door access to lounge and kitchen and carpeted staircase to upper levels.

#### Lounge/Dining

7.43m x 3.66m (24' 5" x 12' 0") Generously proportioned main apartment and dining area with crisp white décor, fitted carpets, ceiling coving and spotlights with double glazed window to the front and French double glazed double doors to the rear giving access to garden.

#### Kitchen

3.01m x 2.40m (9' 11" x 7' 10") Contemporary high gloss white fitted kitchen with marble effect work surfaces, integrated oven and gas hob, plumbing/space for washing machine, fridge freezer and under counter freezer, anthracite sink and drainer, click vinyl flooring with double glazed window to the rear with door access to rear garden.

#### Bedroom One

3.60m x 3.42m (11' 10" x 11' 3") Generous double bedroom with stylish contemporary décor, fitted carpets, decorative wall panelling, a selection of fitted mirror wardrobes with double glazed window to the front.

#### Bedroom Two

3.40m x 2.70m (11' 2" x 8' 10") Second generous double bedroom, contemporary neutral décor, fitted carpets and open countryside outlooks from double glazed window to the rear.

#### Bedroom Three

2.67m x 2.65m (8' 9" x 8' 8") Small double bedroom with stylish décor, fitted carpets, ceiling coving with over stairs storage and double glazed window to the front.



#### Bathroom

2.10m x 1.68m (6' 11" x 5' 6") Stylish white contemporary three piece suite comprising of wash hand basin, wc and mains over bath shower, stylish tiling and flooring, wet wall ceiling with spotlights, heated towel rail with double glazed opaque window to the rear.

#### External

Generous front chipped garden with paved walkway to entrance and paved driveway providing off street parking leading to integral garage with up and over door access.

Spacious lovingly maintained landscaped private garden to the rear boasting raised decking extended from double French doors leading to lawn and chipped area.

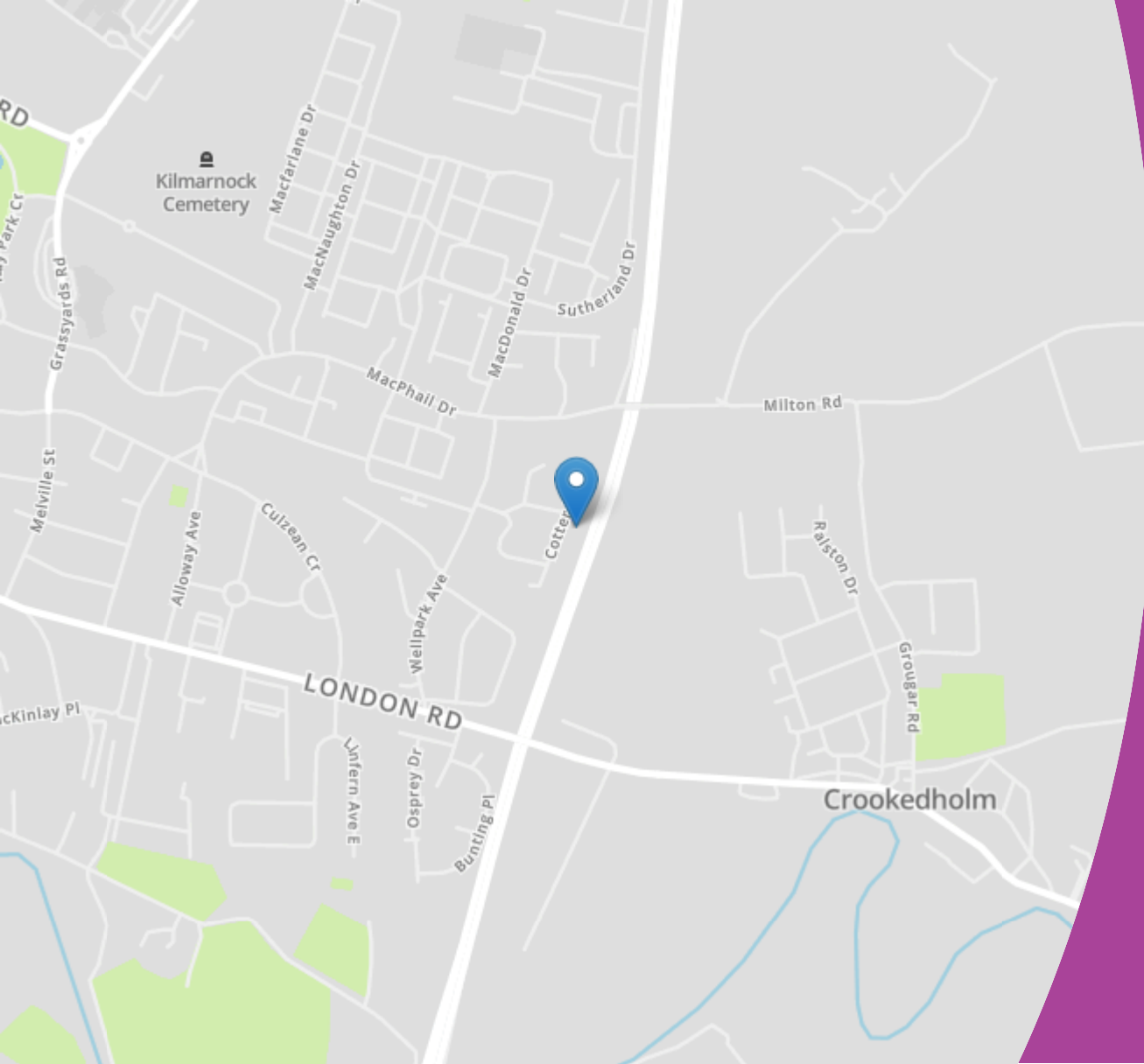
#### Council Tax Band

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.

# GREIG *Residential*



53 Main Street, Newmilns

East Ayrshire

KA16 9DA

07961 746182

[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)