



85 Inchmurrin Drive
Kilmarnock, KA3 2HY
P.O.A.

GREIG
Residential



Inchmurrin Drive

Kilmarnock, KA3 2HY

Ideally positioned on the Northern periphery of Kilmarnock, forming part of the ever popular Wardneuk estate, this outstanding six apartment detached villa is the epitome of the modern family home. Designed with versatility in mind, the property boasts an exceptional floor plan spread over two levels, providing generous living space to suit a variety of lifestyles. Presented in immaculate, show-home condition, the villa features stylish contemporary décor and high-quality fixtures and fittings throughout and is complimented by ample off street parking and beautifully landscaped private gardens.

Located within ease of access to all local amenities, schooling and with direct transport links via the M77 to Ayr and Glasgow, this property combines convenience with comfort. It truly ticks every box and is sure to impress even the most discerning of buyers.





Hallway

0.93m x 3.16m (3' 1" x 10' 4") Access is given to a welcoming spacious hallway offering stylish decor, ceiling coving and laminate flooring. The hallway gives access to the lounge, wc/cloaks, family room and a carpeted staircase leads to the upper level.

Lounge

3.97m x 5.18m (13' 0" x 17' 0") Generously proportioned main apartment boasting stylish modern decor with stunning feature media wall including impressive fire, plentiful space for free standing furniture, LED ceiling lighting, stylish herringbone flooring, a double glazed window to the front and door access to the kitchen.

Kitchen/Dining Room

4.9m x 2.91m (16' 1" x 9' 7") Fully fitted dining sized kitchen complete with stylish wall and base storage units, complimentary work surface, integrated oven, electric hob, microwave and fridge, stylish decor, breakfast bar seating area, plentiful space for dining table and chairs, laminate flooring, double glazed window to the rear, French doors leading to the rear garden and door access to the utility room.

Utility Room

2.70m x 2.24m (8' 10" x 7' 4") Practical utility comprising of additional work surface space, plumbing and space for a washing machine, tumble drier and American fridge freezer, modern finish with laminate flooring and a door leading to the rear garden.

Family Room

2.70m x 6.49m (8' 10" x 21' 4") Located on the lower level, a flexible use spacious apartment boasting modern decor, feature media wall, laminate and carpeted flooring and a double glazed window to the front.

Bedroom One

2.70m x 3.96m (8' 10" x 13' 0") The master bedroom is an impressive double offering stylish decor, fitted carpet, double glazed window to the front and access to en-suite facilities.

En-suite

2.70m x 1.35m (8' 10" x 4' 5") Stylish en-suite comprising of a wash hand basin, wc, shower cubicle with mains shower, neutral decor with half height tiling to walls, fully tiled around shower, towel rail, ceiling spotlights, tiled flooring and a double glazed opaque window to the rear.



Bedroom Two

2.82m x 3.90m (9' 3" x 12' 10") A spacious double bedroom with stylish modern decor, fitted double wardrobe, fitted carpet and a double glazed window to the front.

Bedroom Three

2.82m x 2.91m (9' 3" x 9' 7") A spacious double bedroom with crisp white decor with feature wall, fitted carpet and a double glazed window to the rear.

Bedroom Four

1.98m x 3.02m (6' 6" x 9' 11") Bedroom four is a good sized double offering neutral decor, double fitted wardrobes, fitted carpet and a double glazed window to the rear.

Bathroom

Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead mains shower, stylish tiling, heated towel rail, ceiling spotlights, tiled flooring and a double glazed opaque window to the rear.



Externally

This property is set a generous plot offering extensive private gardens, the front garden offers a large mono blocked driveway bordered by decorative chips providing ample off street parking whilst the rear garden boasts a spacious well manicured lawn with raised chipped area, a further chipped area and large paved patio perfect for al fresco dining and entertaining.

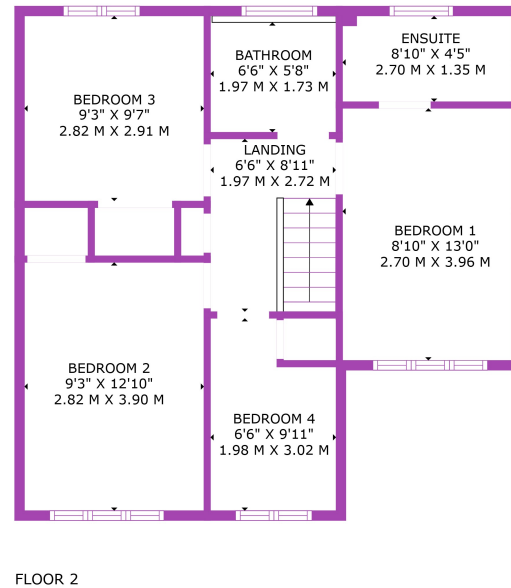
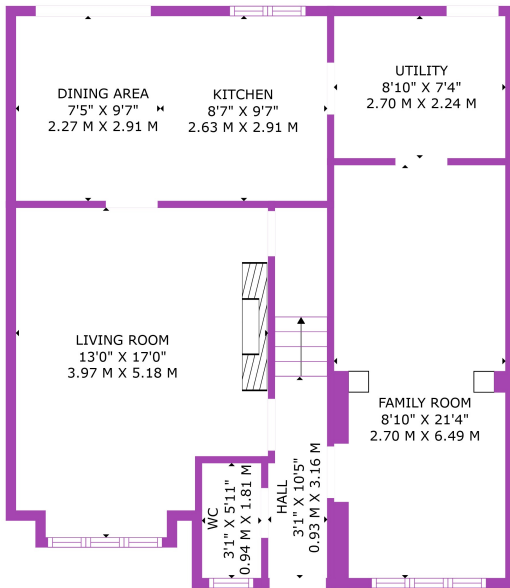
Council Tax Band

Band F

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TOTAL: 1217 sq. ft, 113 m²
 FLOOR 1: 644 sq. ft, 60 m²; FLOOR 2: 573 sq. ft, 53 m²
 EXCLUDED AREAS: UTILITY: 65 sq. ft, 6 m²
 WALLS: 106 sq. ft, 10 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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