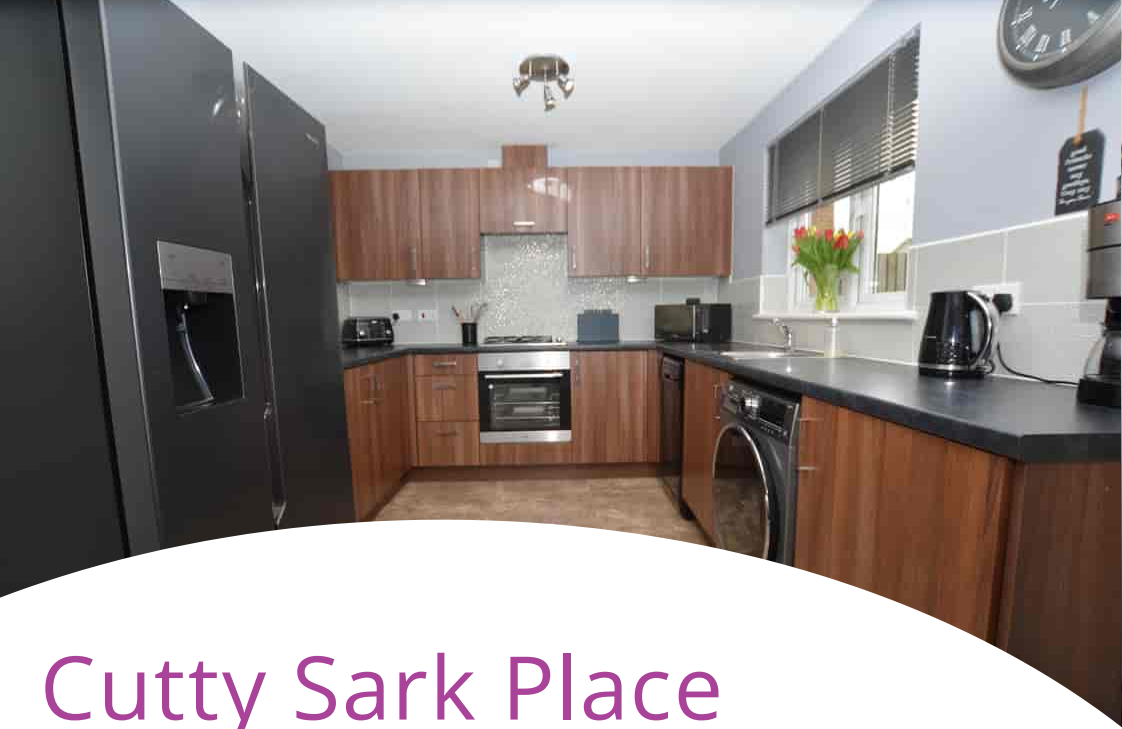




14 Cutty Sark Place
Kilmarnock, KA3 1UF
P.O.A.

GREIG
Residential



Cutty Sark Place

Kilmarnock, KA3 1UF

Proudly presenting this impressive four bedroom modern detached family villa boasting a unique enviable plot within the highly sought after 'John Walker' estate in Kilmarnock. Built by the reputable Taylor Wimpey, this 'Geddes' house type offers an abundance of generous living space over two levels, perfectly configured to suit modern family living including dining sized kitchen & Jack 'n' Jill en suite, lovingly maintained by the current owners. The sizeable garden grounds are landscaped with ease of maintenance & the villa is further complemented by extended driveway and integral garage. Perfectly positioned for ease of access to local schooling & transport links.





Hallway

5.44m x 2.34m (17' 10" x 7' 8") With access via the outer composite door, the spacious welcoming entrance hallway offers neutral decor with ceiling coving and stylish marble effect tiled flooring with entrance matting. Generous understairs storage cupboard, door access to lounge, kitchen and cloaks/wc, carpeted staircase leading to the upper level.

Formal Lounge

5.31m x 3.15m (17' 5" x 10' 4") The generously proportioned main apartment is front facing with a double glazed window, contemporary decor, ceiling coving and fitted carpet. Plentiful space for freestanding furniture.

Dining Kitchen

4.92m x 2.82m (16' 2" x 9' 3") Modern dining sized fitted kitchen providing a range of wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, integrated oven, gas hob and hood. Plumbing/space for fridge/freezer, dishwasher and washing machine, modern tiled splashback, useful pantry storage cupboard, neutral decor and tiled flooring. Double glazed window to the rear, double glazed French doors leading out into the gardens, double door access to dining room and ample space for dining table and chairs.



Dining Room

3.15m x 2.80m (10' 4" x 9' 2") The generous dining room is a flexible apartment which could lend itself to a multitude of uses offers modern decor, walnut effect laminate flooring, double glazed window to the rear and decoratively glazed double door access to kitchen.

Cloaks/WC

2.47m x 1.17m (8' 1" x 3' 10") Practical two piece cloaks/wc conveniently located on the ground floor comprising of wash hand basin and wc with soft decor, tiled flooring and double glazed opaque window to the side.

Upper Landing

3.38m x 2.05m (11' 1" x 6' 9") On the upper level the hallway provides door access to four bedrooms and family bathroom with practical storage cupboard, neutral decor and fitted carpet.

Bedroom One

3.93m x 3.75m (12' 11" x 12' 4") The master bedroom is a sizeable double offering contemporary decor, fitted carpet, feature shelved recess and storage cupboard. Door access to en suite and double glazed window to the front.



Master En Suite

2.08m x 1.82m (6' 10" x 6' 0") Three piece master en suite shower room comprising of wash hand basin, wc and double shower cubicle with mains overhead shower. Contemporary tiling to walls, vinyl flooring and double glazed opaque window to the side.

Bedroom Two

4.33m x 3.67m (14' 2" x 12' 0") The second large double bedroom is front facing with two double glazed windows, stylish modern decor, fitted carpet and shelved recess. Door access to Jack 'n' Jill en suite.

Jack 'n' Jill En Suite

2.61m x 1.73m (8' 7" x 5' 8") Providing en suite facilities to bedrooms two and three, the three piece Jack 'n' Jill en suite comprises of wash hand basin, wc and shower cubicle with mains overhead shower. Neutral decor, vinyl flooring, tiling around walls in shower and double glazed opaque window to the side.

Bedroom Three

3.46m x 2.60m (11' 4" x 8' 6") Bedroom three is a double room currently used as a dressing room with neutral decor, fitted carpet, door access to en suite facilities and double glazed window to the rear overlooking the gardens.



Bedroom Four

3.22m x 2.89m (10' 7" x 9' 6") The fourth double bedroom is rear facing with a double glazed window overlooking the gardens, neutral decor and fitted carpet.

Bathroom

2.33m x 2.26m (7' 8" x 7' 5") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and bath. Crisp white decor, vinyl flooring, contemporary tiling to walls and double glazed opaque window to the rear.

External

Positioned on a sizeable plot, this family villa boasts generous garden grounds to the front and rear, landscaped with ease of maintenance in mind. The front gardens are decorated with chips, with extended monobloc driveway providing ample off street parking, leading to the integral garage with up and over door access. The beautiful rear gardens are laid to chips with feature curved paved patio, enclosed by fencing allowing for a safe and peaceful outdoor family space.

Council Tax

Band F

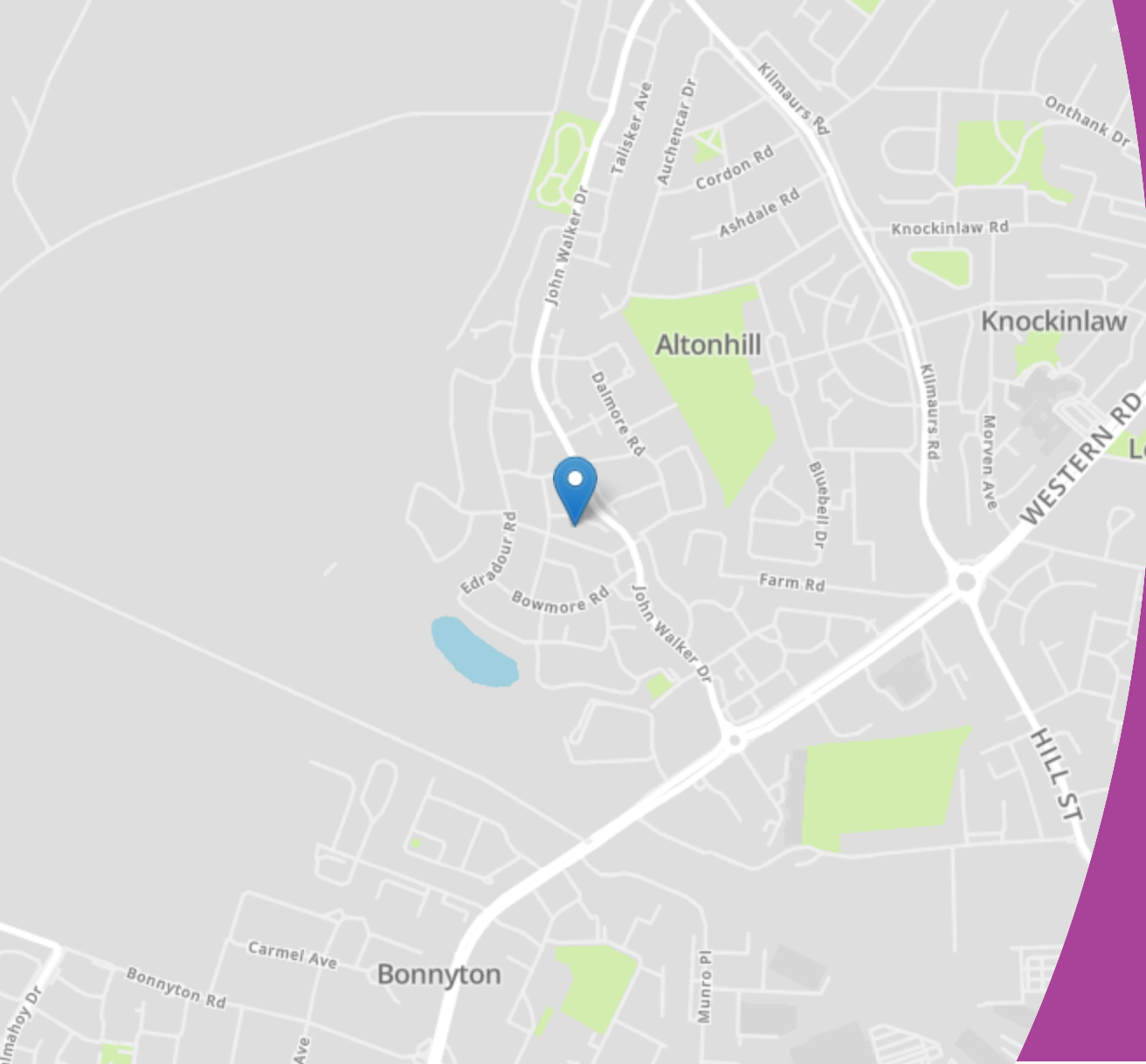


Disclaimer

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*



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