



# 26 Carmel Place

Kilmaurs

Kilmarnock, KA3 2QA

P.O.A.

**GREIG**  
*Residential*



## Carmel Place

Kilmaurs, Kilmarnock, KA3 2QA

Proudly presenting to the market this superb three bedroom semi detached villa located within the ever popular commuter town of Kilmaurs providing direct access to transport links to Kilmarnock and Glasgow, local schooling and amenities. Having been lovingly maintained offering spacious accommodation over two levels with modern open plan living space and stylish fixtures and fittings throughout, complimented by generous low maintenance private gardens and plentiful off street parking available on driveway and detached garage, this is the ideal family home and sure to impress all who view.





### Hallway

1.92m x 1.75m (6' 4" x 5' 9") Accessed by outer white door into hallway offering pale yellow décor, fitted carpet, walk in storage cupboard, door access to lounge and carpeted staircase to upper level.

### Lounge/Kitchen/Dining

7.60m x 5.25m (24' 11" x 17' 3") Stunning "L" shaped open plan layout to lounge, dining and kitchen offering neutral décor, laminate flooring, double glazed window to the front, plentiful space for dining table and chairs leading modern fitted kitchen with sleek handleless wall and base units with dark oak work surfaces, integrated oven with four burner gas hob and extractor hood, integrated microwave, fridge freezer and dish washer, plumbing/space for washing machine, ceiling spotlights, double glazed window to the rear and double patio doors giving access to rear gardens.

### Bedroom One

4.29m x 2.69m (14' 1" x 8' 10") Generous double bedroom offering contemporary décor, laminate flooring, three door fitted wardrobes and double glazed window to the front.



### Bedroom Two

3.16m x 2.90m (10' 4" x 9' 6") Generous double bedroom offering neutral décor, fitted carpet, fitted mirrored door wardrobes and double glazed window to the rear.

### Bedroom Three

3.26m x 2.48m (10' 8" x 8' 2") Single bedroom offering blue wall décor, laminate flooring, over stairs storage cupboard and double glazed window to the front.

### Shower Room

1.98m x 1.95m (6' 6" x 6' 5") Three piece modern shower room comprising of WC, wash hand basin vanity unit with mains walk in shower cubicle, neutral wall tiling, laminate flooring, anthracite radiator, LED mirror, ceiling spotlights and double glazed opaque window to the rear.



### External

Generous low maintenance private gardens to the rear laid to chip with decking extending from the property, perfect for al fresco dining and entertaining, leading to detached garage providing storage and off street parking.

Further off street parking available to the side on monobloc driveway complimented by chipped front garden surrounded with mature shrubbery and greenery.

### Council Tax Band

Band C

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