



4 Linfern Avenue West  
Kilmarnock, KA1 3LH  
Offers Over £179,995

**GREIG**  
*Residential*



# Linfern Avenue West

Kilmarnock, KA1 3LH

Greig Residential are delighted to present to the market this impressive extended four bedroom semi detached villa located in a highly sought after, rarely available residential area just off the popular London Road in Kilmarnock, offering contemporary and generous living accommodation over two levels which has been lovingly maintained by the current owners. Also boasting driveway and private gardens we are confident this will appeal to a wide range of buyers.





#### Hallway

2.47m x 2.45m (8' 1" x 8' 0") With access via the outer UPVC double glazed door, the welcoming entrance hallway offers contemporary neutral decor with laminate flooring, carpeted staircase to the upper level, door access to lounge and kitchen.

#### Formal Lounge

5.15m x 4.02m (16' 11" x 13' 2") The stunning generously proportioned main apartment offers soft neutral decor, oak effect laminate flooring, ceiling coving, feature log burning stove and shelved recess. Double glazed bay window to the front and plentiful space for freestanding furniture.

#### Dining Kitchen

6.67m x 3.91m (21' 11" x 12' 10") Stunning extended dining sized kitchen offering modern cream wall and base storage units with complimentary work surfaces, integrated oven, gas hob and hood. Stainless steel sink and drainer, plumbing/space for American style fridge/freezer, tiled splashback, ceiling coving and spotlights, tasteful decor, laminate flooring and ample space for dining table and chairs. Useful understairs storage cupboard, double glazed window to the rear and double glazed French doors leading out to the rear gardens.

#### Utility Room

2.03m x 1.57m (6' 8" x 5' 2") Practical utility room offering additional cream storage units and contrasting work surfaces, stainless steel sink and drainer, plumbing/space for washing machine and dishwasher. Ceiling coving and spotlights, laminate flooring, neutral decor, door access to cloaks/wc and UPVC door leading out to the rear gardens.

#### Cloaks/WC

1.46m x 1.30m (4' 9" x 4' 3") Two piece cloaks/wc comprising of wash hand basin and wc set, crisp white decor, laminate flooring and double glazed window to the rear.

#### Bedroom Four

3.59m x 2.21m (11' 9" x 7' 3") Conveniently located on the ground floor, bedroom four is a flexible apartment which could lend itself to a home office or snug, offering soft neutral decor, laminate flooring and double glazed window to the front.

#### Bedroom One

3.69m x 2.57m (12' 1" x 8' 5") On the upper level the master bedroom is a generous double with contemporary decor and fitted carpet, shelved recess, front facing double glazed window.

#### Bedroom Two

2.90m x 2.46m (9' 6" x 8' 1") The second bedroom is a double room again with soft decor, fitted carpet, ceiling coving and double glazed window to the rear overlooking the gardens.

#### Bedroom Three

2.51m x 2.43m (8' 3" x 8' 0") Bedroom three is front facing with a double glazed window, modern decor, ceiling coving and laminate flooring.

#### Bathroom

2.79m x 1.55m (9' 2" x 5' 1") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin with vanity storage, wc and bath with overbath mains shower. Contemporary tiling to walls and floor, practical storage cupboard, heated towel rail, ceiling spotlights, crisp white decor and double glazed opaque window to the side.

#### External

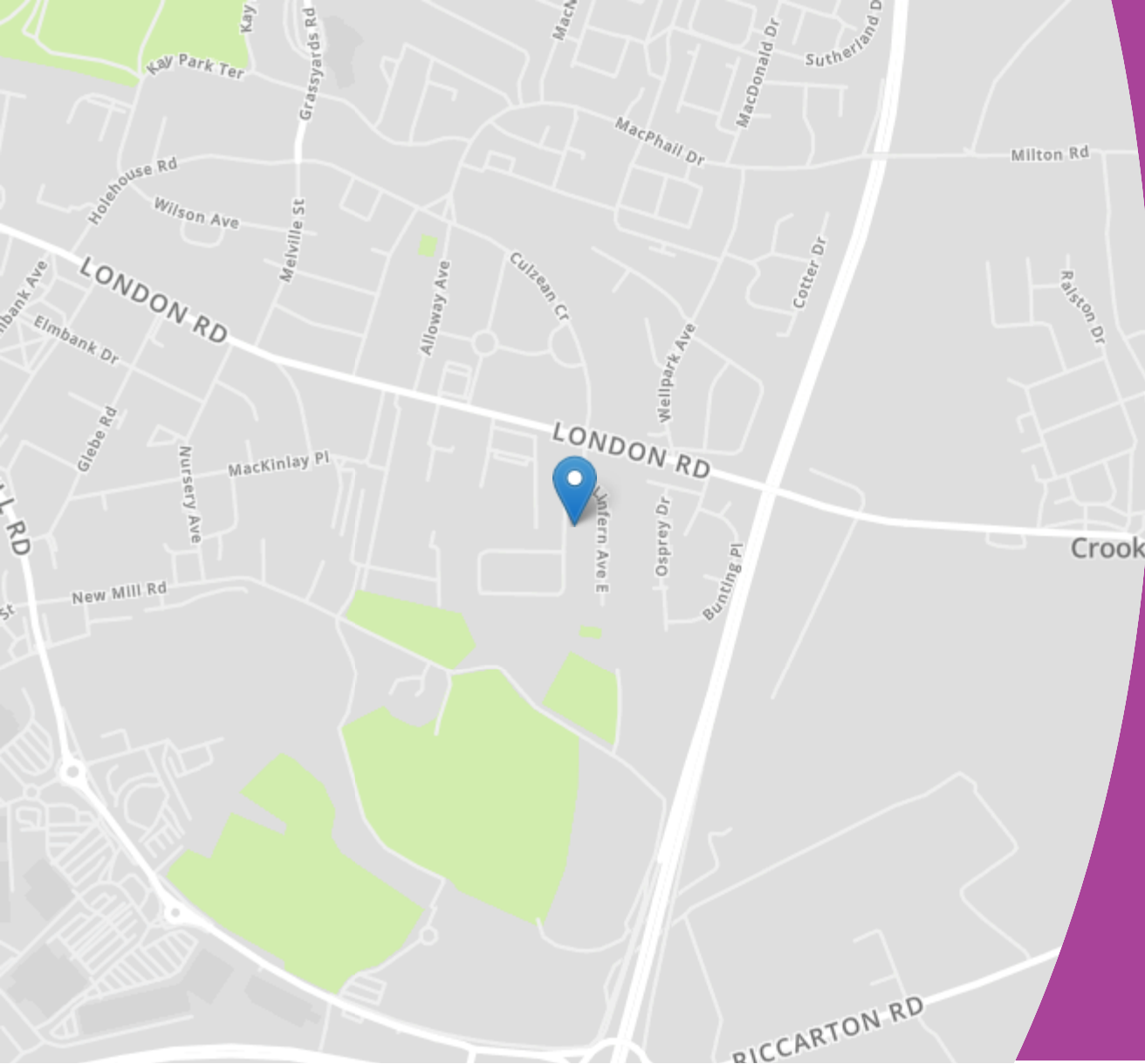
Positioned on a generous plot, this superb family home offers private garden grounds to the front and rear with chipped driveway offering ample off street parking. The rear gardens offer a manicured lawn and paved patio area, and are enclosed allowing for a safe and peaceful outdoor family space.

#### Disclaimer

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