



21 Talisker Avenue  
Kilmarnock, KA3 1QZ  
P.O.A.

**GREIG**  
*Residential*



# Talisker Avenue

Kilmarnock, KA3 1QZ

Greig Residential are delighted to present to the market this well presented three bedroom townhouse offering immaculate accommodation over three levels. Comprising of lounge, kitchen, three double bedrooms, dressing room, en-suite, wc and master bathroom. Positioned on a generous plot with low maintenance gardens and allocated parking. Situated in an ever popular modern estate on the fringes of Kilmarnock town centre close to local amenities, transport links and local schooling we are sure this villa will impress.





#### Hallway

3.89m x 1.08m (12' 9" x 3' 7") Spacious entrance hallway accessed via a outer composite double glazed door, with further door access to kitchen, lounge and cloaks/wc. Generous storage cupboard, crisp white decor with ceiling coving, contemporary walnut effect laminate flooring and carpeted staircase to upper level.

#### Cloaks/WC

1.84m x 0.85m (6' 0" x 2' 9") Practical two piece cloaks/wc comprising of wash hand basin with vanity unit and wc, neutral décor, vinyl floor, wet wall finish to walls and double glazed window to front.

#### Lounge

5.00m x 4.10m (16' 5" x 13' 5") Well proportioned rear facing lounge offering double glazed windows to rear and French doors leading out to gardens, neutral décor, walnut effect laminate flooring continued and generous storage cupboard. Plentiful space for freestanding furniture or dining area.

#### Kitchen

3.92m x 1.94m (12' 10" x 6' 4") Modern fitted kitchen providing a range of bright white gloss wall and base storage units with complimentary worktop surfaces. Integrated oven, gas hob and hood, plumbing and space for fridge freezer, dishwasher and washing machine. Double glazed window to the front, walnut effect laminate flooring, stainless steel sink and drainer, stainless steel splashbacks and crisp white décor. This property also benefits from a breakfast bar seating area.

#### Bedroom One

4.52m x 2.92m (14' 10" x 9' 7") Generous master bedroom offering a front facing double glazed dormer window, crisp decor, fitted carpet, overstairs storage cupboard currently housing the water tank and archway access to dressing area which is currently being used as a home office.

#### Dressing Area

3.15m x 1.89m (10' 4" x 6' 2") Currently being used as a home office. With archway access from the master bedroom, the dressing area has crisp white decor, fitted carpet, double glazed Velux window to the rear and door access to master en suite.

#### En-suite Shower Room

2.10m x 2.05m (6' 11" x 6' 9") Three piece en-suite shower room comprising of wash hand basin with vanity unit, double shower cubicle with mains shower and wc set. Crisp white décor, tiling to walls, vinyl flooring, and double glazed Velux window to the rear.

#### Bedroom Two

4.05m x 3.37m (13' 3" x 11' 1") Bedroom two is a generous double and is front facing offering two double glazed windows to the front, contemporary fresh decor and fitted carpeting.

#### Bathroom

1.94m x 1.86m (6' 4" x 6' 1") The master bathroom comprises of a three piece bathroom suite including wash hand basin with vanity unit, bath & mains over bath shower, and wc. Neutral décor, wet wall finish to walls, feature mirrored wall and vinyl flooring.



#### Bedroom Three

4.05m x 2.99m (13' 3" x 9' 10") Bedroom three is a generous double again and is rear facing with a double glazed windows overlooking the gardens, contemporary decor and fitted carpeting.

#### Upper Landing

3.04m x 2.10m (10' 0" x 6' 11") The landing on the first floor provides access to two bedrooms as well as the bathroom. There is a carpeted staircase to the upper level where the master bedroom suite is situated. Carpeted staircase is continued to lower level with crisp white decor.

#### Externally

Externally the property sits on a generous plot with allocated parking via a driveway to the front.

The rear gardens offer a low maintenance mature family area comprising of modern paved patio area and decorative chips as well as a pond & shed. The gardens are fully enclosed offering a safe and peaceful outdoor family space.

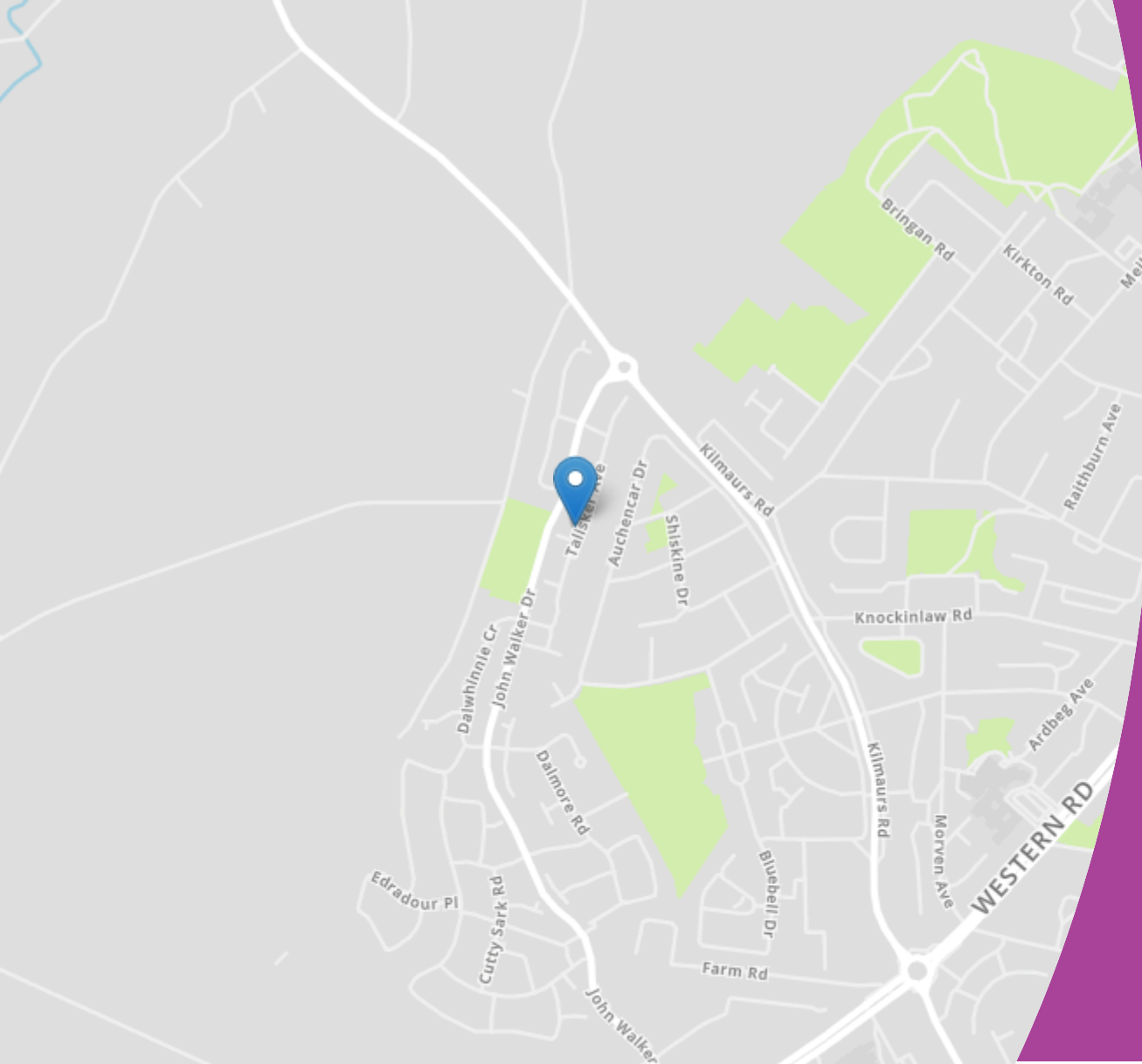
#### Locality

Kilmarnock town centre is immediately accessible with the town being only a short distance of approx 1.5 miles away. Everyday amenities including supermarkets, retail parks are within 1 mile. High street shopping within 1 miles along with transport links and sought after schooling. The local area is very well thought of and would offer a sound investment looking to the future. The property is well located for the commuter via M77 motorway with transport links to Ayr/Irvine and Glasgow being within 0.5miles.

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