



1 Wallacetown Avenue
Kilmarnock, KA3 6BH
Offers Over £225,000

GREIG
Residential



Wallacetown Avenue

Kilmarnock, KA3 6BH

Forming part of the highly regarded South Craigs estate on the northern edge of Kilmarnock, this internally extended five bedroom detached villa exemplifies modern family living. Offering an excellent and flexible layout across two levels, the home can easily adapt to a variety of lifestyles. Beautifully presented by the current owner, it features neutral décor along with contemporary fixtures and fittings throughout. Occupying a generous plot with ample off street parking and spacious, fully enclosed landscaped gardens, this property truly ticks every box and is sure to impress even the most discerning buyer.





Hallway

2.30m x 1.99m (7' 7" x 6' 6") Access is given to a welcoming spacious hallway offering neutral decor and LVT flooring. The hallway gives access to the lounge, kitchen, wc and a carpeted staircase leads to the upper level.

Lounge/Dining Room

4.37m x 3.69m (14' 4" x 12' 1") 2.66m x 3.69m (8' 9" x 12' 1") Impressive open plan main apartment boasting contemporary modern decor, plentiful space for free standing furniture, ceiling cornicing, fitted carpet, a double glazed window to the front and double glazed French doors overlooking and providing access to the rear garden.

Kitchen

4.97m x 3.62m (16' 4" x 11' 11") Fully fitted modern kitchen complete with stylish wall and base units providing ample storage with complimentary work surface, integrated oven, gas hob, plumbing and space for a fridge freezer, dish washer and washing machine, stainless steel sink and drainer, neutral decor, breakfast bar seating area, tiled flooring, a double glazed window to the front and side and a door leading to the rear garden.

WC

1.48m x 1.08m (4' 10" x 3' 7") Practical wc comprising of a wash hand basin with vanity storage, wc, modern decor, LVT flooring and a double glazed window to the front.

Bedroom Five/Family Room

5.28m x 2.55m (17' 4" x 8' 4") Conveniently located on the lower level, a spacious flexible apartment that could be utilised as an additional family room or double bedroom boasting neutral decor, fitted carpet and a double glazed window to the front.

Bedroom One

2.81m x 3.69m (9' 3" x 12' 1") The master bedroom is a superb double offering neutral decor, triple fitted wardrobes, fitted carpet, a large double glazed window to the front and access to en-suite facilities.

En-Suite

2.67m x 3.28m (8' 9" x 10' 9") Stylish en-suite comprising of a wash hand basin, vanity unit, wc, shower cubicle with mains shower, neutral decor, wet wall finish in shower, towel rail,

cupboard, LVT flooring and a double glazed window to the front.

Bedroom Two

3.61m x 2.78m (11' 10" x 9' 1") A spacious double bedroom with neutral decor, fitted carpet and a double glazed window to the rear.

Bedroom Three

3.61m x 2.13m (11' 10" x 7' 0") Bedroom three is a good sized bedroom offering neutral decor, fitted carpet and a double glazed window to the rear.

Bedroom Four

2.65m x 2.31m (8' 8" x 7' 7") A spacious bedroom with neutral decor, fitted carpet and a double glazed window to the rear.

Bathroom

2.02m x 2.55m (6' 8" x 8' 4") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead shower, heated towel rail, modern decor, wet wall finish, LVT flooring and a double glazed window to the side.

Externally

Set on a substantial plot this property boasts spacious gardens to the front and rear, the front garden has been laid to mono block allowing for ample off street parking and bordered by mature shrubbery. With gated access from the front, the rear garden is fully enclosed and has been designed with ease of maintenance in mind being fully laid to chip with a paved patio perfect for al fresco dining and entertaining.

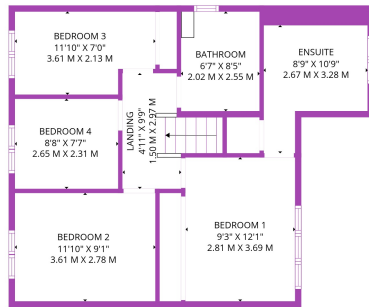
Council Tax Band

Band F

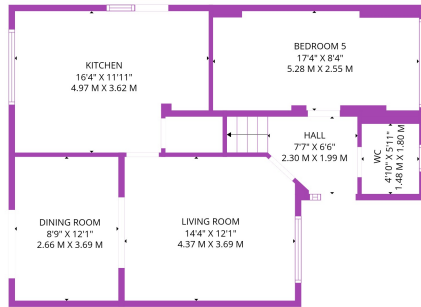
Disclaimer

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*



1ST FLOOR



GROUND FLOOR

TOTAL: 1359 sq. ft, 126 m2

Ground floor: 734 sq. ft, 68 m2, 1st floor: 625 sq. ft, 58 m2

EXCLUDED AREAS: WALLS: 115 sq. ft, 11 m2

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



GREIG
Residential

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