



17 Holmlea Drive
Kilmarnock, KA1 1UX
P.O.A.

GREIG
Residential



Holmlea Drive

Kilmarnock, KA1 1UX

Perfectly positioned within arguably one of Kilmarnock's most sought after residential areas, this superb four apartment semi detached villa is sure to impress. Offering spacious flexible accommodation over two levels, set on an impressive plot complete with private landscaped gardens, ample off street parking and a detached garage. Located within a highly regarded school catchment area and close to local amenities this rarely available villa ticks all the boxes for the ideal family home.





Hallway

3.14m x 2.29m (10' 4" x 7' 6") Access is given via an outer double glazed door to a welcoming entrance hallway boasting neutral decor, feature vaulted ceiling with an impressive height of 3.96m and fitted carpet. The hallway gives access to the lounge, dining room/bedroom three, kitchen, bathroom and a carpeted staircase leads to the upper level.

Lounge

4.94m x 3.32m (16' 2" x 10' 11") Generously proportioned main apartment offering neutral decor, feature fireplace within a stone surround, fitted carpet and a full length double glazed window to the front.

Kitchen

3.67m x 2.24m (12' 0" x 7' 4") Fully fitted kitchen complete with ample wall and base storage units with complimentary work surface, integrated oven, gas hob, stainless steel sink and drainer, neutral decor, tiled splash back, vinyl tiled flooring, double glazed window to the front and a double glazed door leading to the side gardens.

Bathroom

2.27m x 1.71m (7' 5" x 5' 7") Conveniently located on the lower level comprising of a wash hand basin, wc, bath with over head mains shower, heated towel rail, neutral tiling to walls and flooring and a double glazed opaque window to the rear.

Dining Room/Bedroom Three

3.51m x 3.27m (11' 6" x 10' 9") A spacious second apartment located on the lower level, could be flexibly utilised as a second family room, dining room or third bedroom comprising of neutral decor, fitted carpet and a double glazed window to the rear.

Upper Landing

1.70m x 1.31m (5' 7" x 4' 4") The upper landing offers neutral decor, large shelved storage cupboard, fitted carpet and a provided access to two bedrooms.

Bedroom One

4.13m x 3.31m (13' 7" x 10' 10") The master bedroom is a spacious double requiring redecoration complete with a large eaves/loft storage space, fitted carpet and a double glazed window to the front.

Bedroom Two

3.27m x 2.38m (10' 9" x 7' 10") Bedroom two is a spacious double with neutral decor, practical eaves storage cupboard, fitted carpet and a double glazed window to the rear.

Externally

Set on a spacious plot offering private front and rear landscaped gardens, the front garden is complete with a well manicured lawn area and mono block driveway to the side allowing for ample off street parking and leading to the detached garage. The rear garden is complete with a spacious lawn, mature shrubbery and paved patio perfect for al fresco dining and entertaining.

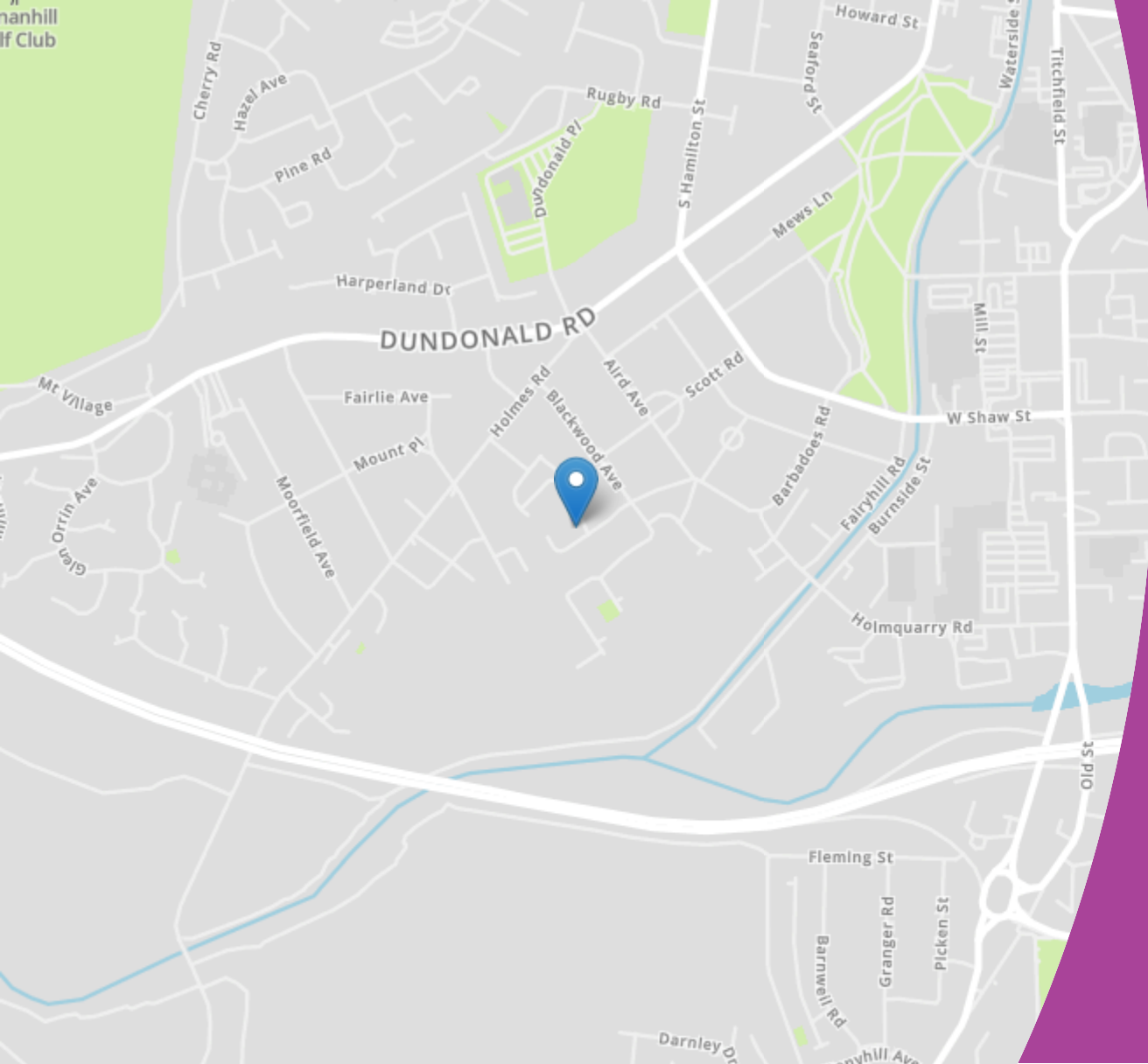
Council Tax Band

Band D

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