



38 Baleshrae Crescent
Kilmarnock, KA3 2GN
P.O.A.

GREIG
Residential



Baleshrae Crescent

Kilmarnock, KA3 2GN

Proudly presenting to the market this sizeable four bedroom detached villa forming part of the highly regarded Southcraigs estate on the Northern periphery of Kilmarnock providing direct access to M77 transport links, ideal for the commuter & within popular school catchment. Having been lovingly maintained by the current owners boasting generous flexible accommodation over two levels, further benefitting from sizable private gardens and plentiful off street parking on driveway, this is an excellent family home.





Hallway

2.05m x 1.22m (6' 9" x 4' 0") Access via outer UPVC double glazed door into hallway offering contemporary décor, vinyl flooring, door access to lounge, downstairs bedroom/second public room and carpeted staircase to upper level.

Lounge

4.01m x 3.15m (13' 2" x 10' 4") Generous main apartment with open aspect to dining room via decorative archway offering contemporary décor, oak effect laminate flooring, large under stairs storage cupboard, featuring gas fireplace and double glazed window to the front.

Dining Room

2.53m x 2.47m (8' 4" x 8' 1") Dining area offering plentiful space for dining table and chairs, contemporary décor, oak effect laminate flooring, double glazed bay window to the rear and door access to kitchen.

Kitchen

2.81m x 2.53m (9' 3" x 8' 4") Fitted kitchen offering plentiful wall and base units, integrated oven with four burner gas hob and extractor hood, tiled splashback, plumbing/space for fridge freezer and dishwasher, stainless steel sink and drainer, contemporary décor, vinyl flooring double



Utility Room

1.62m x 1.52m (5' 4" x 5' 0") Utility room offering additional plumbing/space for washing machine with contemporary décor, vinyl flooring and door access to WC and rear gardens.

WC/Cloaks

1.51m x 0.89m (4' 11" x 2' 11") Two piece suite comprising of WC and wash hand basin with contemporary décor, vinyl flooring and double glazed opaque window to the side.

Bedroom Four/Second Public Room

4.97m x 2.44m (16' 4" x 8' 0") Generous proportioned downstairs double bedroom/flexible multi use apartment, can be used as second public room or home office, offering neutral décor, fitted carpet and double glazed window to the front.

Bedroom One

3.69m x 2.79m (12' 1" x 9' 2") Generous double bedroom offering neutral décor, fitted carpet, double glazed window to the rear and door access to en-suite.



En-Suite

2.70m x 1.56m (8' 10" x 5' 1") Three piece suite comprising of WC, wash hand basin and electric shower cubicle, contemporary décor, vinyl flooring and double glazed opaque window to the front.

Bedroom Two

3.52m x 3.15m (11' 7" x 10' 4") Good sized double bedroom, currently used as a home gym offering neutral décor, fitted carpet, large walk in storage cupboard and double glazed window to the front.

Bedroom Three

3.10m x 1.92m (10' 2" x 6' 4") Double bedroom/home office offering contemporary décor, fitted carpet and double glazed window to the rear.

Bathroom

1.99m x 1.71m (6' 6" x 5' 7") Three piece suite comprising of WC, wash hand basin vanity unit and bath, neutral tiling to walls, vinyl flooring and double glazed opaque window to the rear.

External

Generous enclosed private gardens to the rear laid to lawn with patio area, perfect for al fresco dining and entertaining.

Offering plentiful off street parking on paved driveway to the front complimented by front lawn.

Council Tax Band

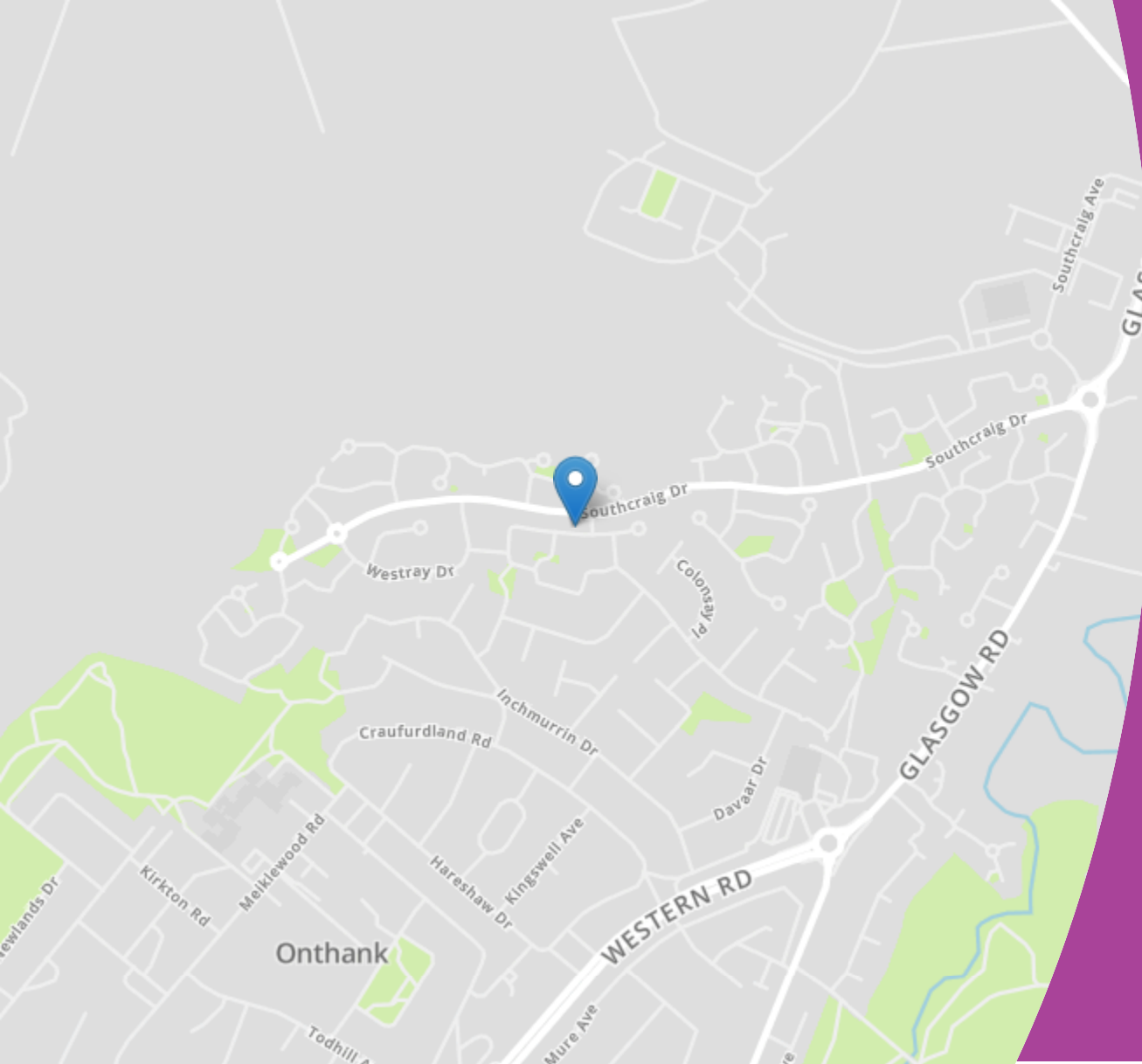
Band E

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GREIG *Residential*



Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

info@greigresidential.co.uk