



40 Barclay Drive
Kilmarnock, KA3 7PF
P.O.A.

GREIG
Residential



Barclay Drive

Kilmarnock, KA3 7PF

Proudly presenting to the market this superb three bedroom terraced villa located within the ever popular New Farm area of Kilmarnock close to local amenities, schooling and transport links to Ayr and Glasgow via the M77. Having been lovingly maintained offer generous family living space over two levels complimented by low maintenance private gardens to the front and year, this is the perfect family home and sure to impress all who view.





Porch

Access via outer white UPVC door into porch with white décor, fitted carpet and gives access to hallway.

Hallway

0.99m x 1.25m (3' 3" x 4' 1") Access via porch into hallway offering white décor, fitted carpet, two storage cupboards, carpeted staircase to upper level and door access to kitchen and lounge/dining.

Lounge/Dining

3.38m x 6.72m (11' 1" x 22' 1") Generous main apartment offering white décor, fitted carpet, offering plentiful space for dining table and chairs, double glazed windows to the front and rear with door access to kitchen and hallway.

Kitchen

2.73m x 2.79m (8' 11" x 9' 2") Fitted kitchen offering ample wall and base units with complimentary work surfaces, stainless steel sink and drainer, plumbing/space for fridge freezer, cooker and washing machine, tiling flooring, tiling to walls, door access to hallway and lounge/dining, double glazed window to the rear and door access to rear gardens.



Bedroom One

3.39m x 3.84m (11' 1" x 12' 7") Generous double bedroom offering neutral décor, fitted carpet and double glazed window to the front.

Bedroom Two

3.39m x 3.97m (11' 1" x 13' 0") Generous double bedroom offering neutral décor, fitted carpet, two storage cupboards and double glazed window to the rear.

Bedroom Three

2.52m x 2.85m (8' 3" x 9' 4") Single bedroom offering neutral décor, fitted carpet and double glazed window to the front.

Bathroom

2.06m x 1.81m (6' 9" x 5' 11") Three piece suite comprising of WC, wash hand basin and shower cubicle with mains operated shower, chrome heated towel rail, ceiling spotlights, wet wall finish to walls, vinyl flooring and double glazed opaque window to the rear.

External

Generous low maintenance private gardens to the rear laid to chips and patio.

Further benefiting from chipped gardens to the front with on street parking available.



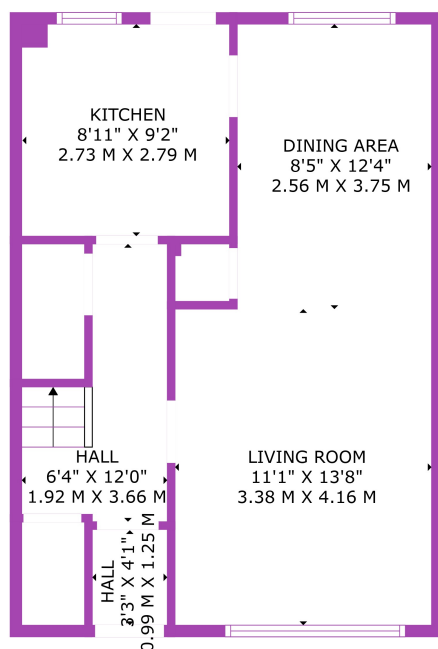
Council Tax Band

Band B

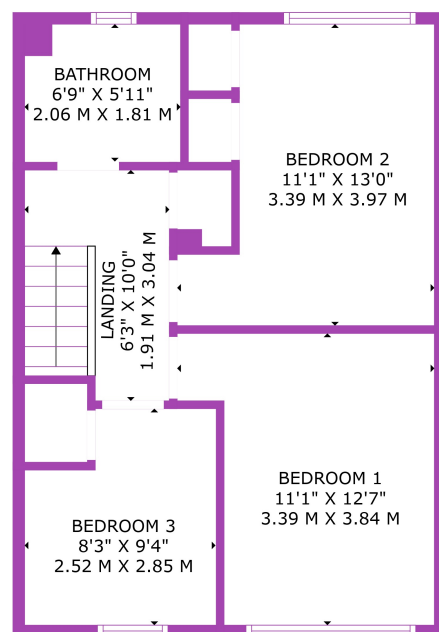
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FLOOR 1



FLOOR 2

TOTAL: 910 sq. ft, 85 m²

FLOOR 1: 460 sq. ft, 43 m²; FLOOR 2: 450 sq. ft, 42 m²

EXCLUDED AREAS: UNDEFINED: 10 sq. ft, 1 m²

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



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