



76 Irvine Road
Kilmarnock, KA1 2JS
P.O.A.

GREIG
Residential



Irvine Road

Kilmarnock, KA1 2JS

Proudly presenting this beautiful, impressive three bedroom traditional semi detached villa intricately styled by the current owners with tasteful decor whilst sympathetically retaining a wealth of stunning traditional features. Positioned on an excellent elevated plot on one of Kilmarnock's sought after town centre addresses within walking distance to highly regarded primary & secondary schooling. Externally benefitting from generous low maintenance landscaped gardens, garage and private parking available to the rear.





Porch

1.03m x 0.90m (3' 5" x 2' 11") Practical porch providing a welcoming entrance via the outer storm door offering decorative tiled flooring, grey wall paneling, glazed door access to hallway.

Hallway

1.07m x 6.71m (3' 6" x 22' 0") Glazed door access to sizeable hallway complete with crisp white decor, laminate flooring, ceiling spotlights and traditional deep skirtings. Access to apartments including formal lounge, dining room and bathroom, carpeted staircase to the upper level.

Formal Lounge

4.99m x 4.59m (16' 4" x 15' 1") Beautifully presented, generously proportioned main apartment is complete with fresh neutral decor and feature wall panel, ceiling cornice, laminate flooring and eye catching deep skirtings. Feature double glazed bay window to the front and plentiful space for freestanding furniture.



Dining/Sitting Room

3.65m x 4.66m (12' 0" x 15' 3") Sizeable flexible apartment currently utilised as an open plan sitting and dining room featuring a stunning traditional gas fire set within decorative steel and wooden surround, bold decor, ceiling cornice, laminate flooring and deep skirtings. Door access to kitchen and double glazed window to the rear.

Kitchen

2.59m x 2.44m (8' 6" x 8' 0") Generous fitted kitchen offering a range of wall and base storage units with complimentary work surfaces, composite sink and drainer, integrated appliances including oven, gas hob, fridge and freezer. Neutral decor, tiled splashback and flooring, double glazed window to the rear and door leading out into the rear gardens.

Bathroom

2.03m x 1.69m (6' 8" x 5' 7") Positioned on the ground floor is the uber modern three piece family bathroom suite comprising of wash hand basin with vanity storage, wc and jacuzzi bath with mains overhead shower. Stylish tiling to walls and floor, ceiling spotlights, heated towel rail and matte black finishes. Double glazed opaque window to the rear.



Bedroom One

4.03m x 3.70m (13' 3" x 12' 2") On the upper level the master bedroom is a generous double offering soft white decor, fitted carpet and double glazed dormer window to the front.

Bedroom Two

3.70m x 3.42m (12' 2" x 11' 3") The second double bedroom is rear facing with a double glazed window overlooking the gardens, fresh decor, fitted wardrobes providing storage space and laminate flooring.

Bedroom Three

2.00m x 1.98m (6' 7" x 6' 6") Bedroom three is complete with neutral decor, laminate flooring and front facing double glazed window.

Externally

This impressive family villa offers generous garden grounds to the front and rear, with detached brick built garage and private off street parking to the rear. The front gardens..... The sizeable rear gardens have been landscaped with ease of maintenance in mind comprising of large artificial lawn area, decked patio and modern paved patios.

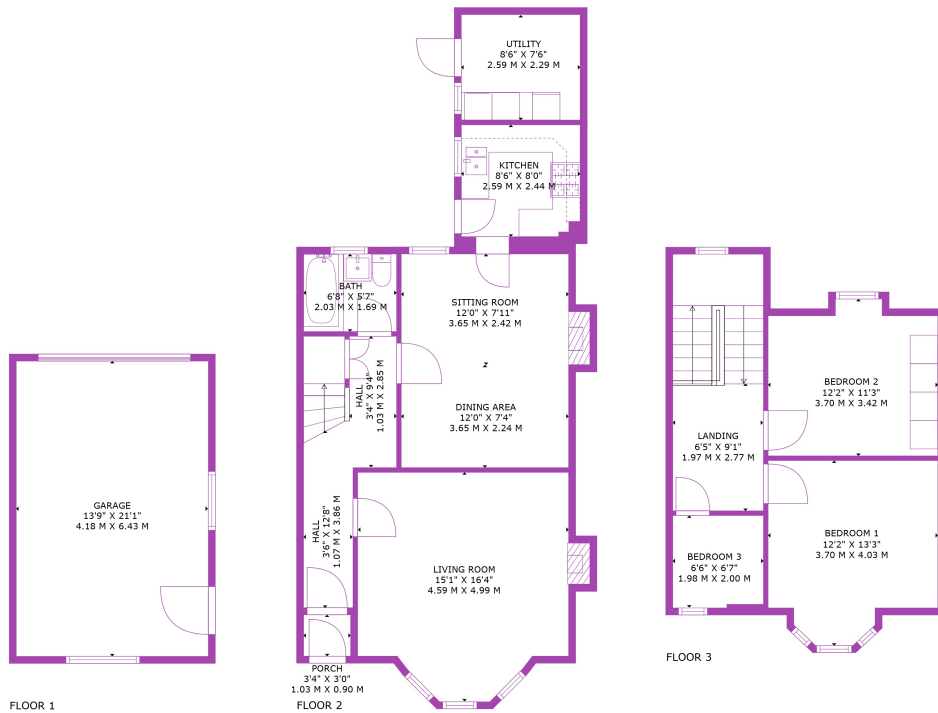
Council Tax

Band D

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Total scanned area: 1599 sq. ft

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