



13 Leveret Lea

Crookedholm

Kilmarnock, KA3 6LT

P.O.A.

GREIG
Residential



Leveret Lea

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Proudly presenting this stunning two bedroom terraced villa which has been well maintained & upgraded throughout, located within the popular area of Crookedholm on the outskirts of Kilmarnock, ideally placed for the commuter with ease of access to M77 transport links. With spacious accommodation over two levels and positioned on an excellent plot with beautiful landscaped gardens and private driveway, this is the perfect first time purchase, downgrade or family home. Early viewings are advised as this rarely available property is sure to appeal.





Hallway

4.72m x 2.24m (15' 6" x 7' 4") The welcoming entrance hallway is complete with contemporary neutral decor, quality laminate flooring, door access to lounge and kitchen. Carpeted staircase to the upper level and practical understairs storage cupboard.

Lounge/Diner

6.38m x 3.46m (20' 11" x 11' 4") Generously proportioned main apartment offering stylish decor, ceiling coving, laminate flooring and feature multi-fuel burning stove. Dual aspect double glazed windows to the front and rear, plentiful space for freestanding living and dining furniture.

Kitchen

3.05m x 2.43m (10' 0" x 8' 0") Modern fully fitted kitchen offering a range of contemporary cream gloss wall and base storage units with complimentary red sparkle work surfaces and matching splashback. Integrated appliances including oven, gas hob, hood, fridge/freezer and washing machine. Neutral decor, laminate flooring, ceiling spotlights, double glazed window to the rear and door leading out into the rear gardens.

Bathroom

2.19m x 1.67m (7' 2" x 5' 6") Three piece bathroom suite comprising of wash hand basin with vanity storage, wc and bath with overbath mains shower. Contemporary wet wall finish to walls, laminate flooring, heated towel rail and double glazed opaque window to the rear.

Bedroom One

4.49m x 2.59m (14' 9" x 8' 6") The master bedroom is a sizeable double offering neutral decor, ceiling coving and fitted carpet. Storage cupboard, fitted wardrobes and double glazed window to the front.

Bedroom Two

3.57m x 3.04m (11' 9" x 10' 0") The second double bedroom is complete with soft neutral decor, fitted carpet, a selection of fitted wardrobes and double glazed window to the rear overlooking the gardens.

External

Positioned on a generous plot, this excellent villa boasts private garden grounds to the front and rear. The front garden area is complete with a driveway providing off street parking, chips and paved pathway. The rear gardens have been intricately landscaped with ease of maintenance in mind offering an artificial lawn area bordered by chips, enclosed by fencing allowing for a safe outdoor family space.

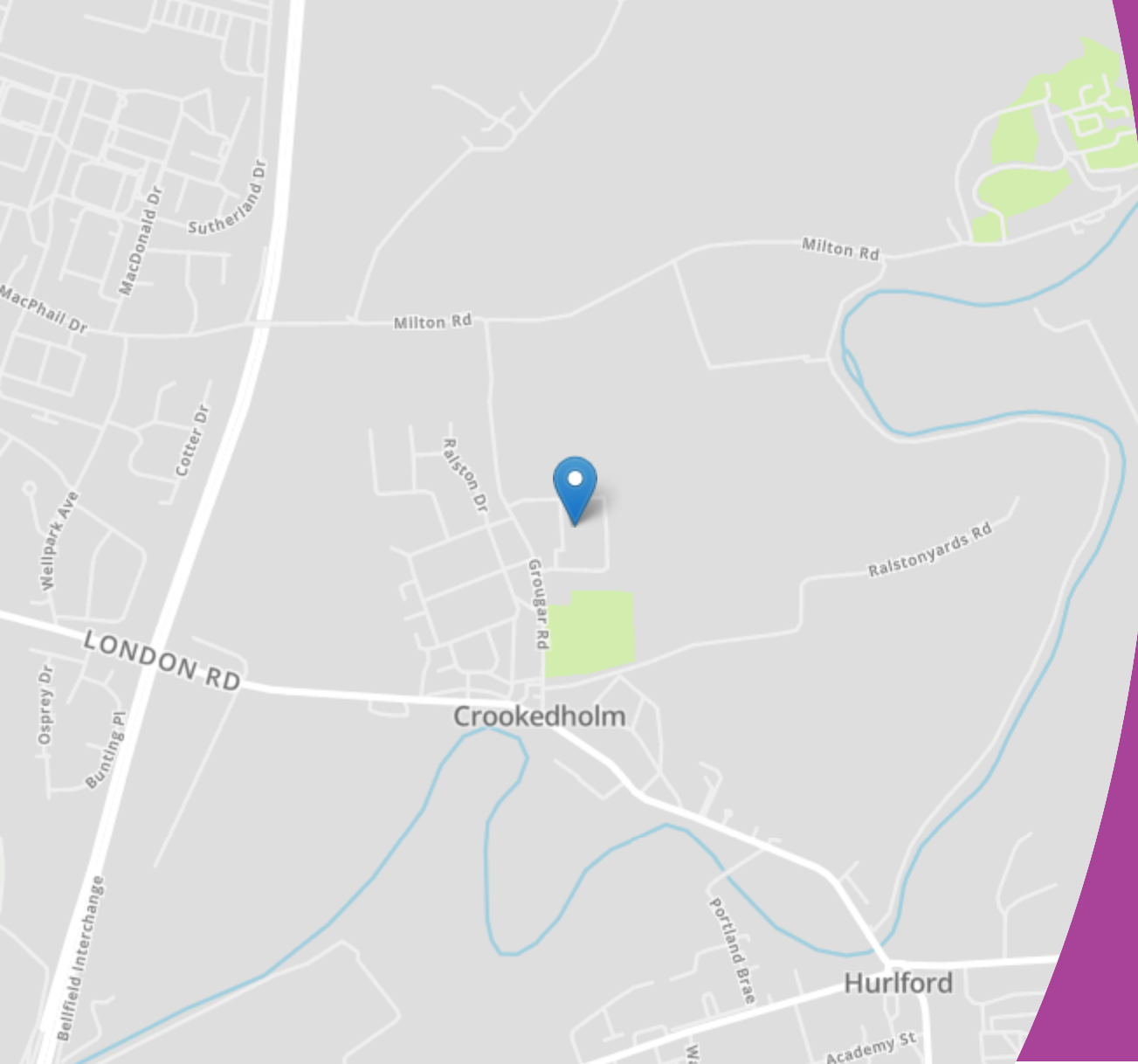
Council Tax

Band A

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