



8 Lochmaben Wynd
Kilmarnock, KA3 6FQ
Offers Over £265,000

GREIG
Residential



Lochmaben Wynd

Kilmarnock, KA3 6FQ

Discover this immaculate unique and opulent three bedroom detached villa, boasting an impressive floor plan this superb family home was formally a four bedroom that has been thoughtfully extended and converted by the current owner to provide an abundance of family living space over 145 squared meters. Further benefiting from a fully floored attic and garage room. Intricately finished to the highest of standards complete with contemporary stylish decor and modern fixtures and fittings throughout, this family home certainly has the wow factor. Set on a substantial plot providing ample off street parking and fully landscaped gardens.

Forming part of the highly regarded Southcraigs estate on the Northern periphery of Kilmarnock with ease of access to all local amenities, schooling and direct transport links to Ayr & Glasgow via the M77, this ticks all the boxes and is sure to impress even the most discerning of buyers.





Hallway

3.95m x 2.10m (13' 0" x 6' 11") Access is given via an outer grey composite door to a welcoming entrance hallway boasting contemporary neutral decor, a feature architrave, coving and porcelain tiled flooring. The hallway gives access to the lounge, kitchen, dining room, wc/cloaks and a carpeted staircase leads to the upper level.

Lounge

4.55m x 2.96m (14' 11" x 9' 9") Generously proportioned main apartment offering contemporary stylish decor, plentiful space for free standing furniture, wall lights, porcelain tiled flooring and double glazed bay window to the front.

Kitchen

5.80m x 3.25m (19' 0" x 10' 8") Impressive modern kitchen featuring a contemporary open plan layout to the dining room complete with a variety of dark oak gloss and white gloss wall and base units providing ample storage and complimented by grey granite worksurfaces, integrated double oven, induction hob and hood, integrated fridge freezer and dish washer, superb pull out pantry storage cupboard, sink and drainer, neutral decor, breakfast bar seating area under cabinet lighting, porcelain tiled flooring and a large double glazed window to the rear. Door access is given to the utility room and conservatory.

Dining Room

4.60m x 2.50m (15' 1" x 8' 2") Superb dining room boasting an impressive open plan layout to the kitchen, contemporary stylish decor, feature decorative wood and cast iron mantle piece, porcelain tiled flooring and a double glazed window to the front.

Conservatory

6.05m x 3.85m (19' 10" x 12' 8") Stunning rear facing conservatory fully double glazed to all aspects providing open garden outlooks, plentiful space for free standing furniture, porcelain tiled flooring and double doors leading to the rear garden.

Utility

Practical utility room comprising of additional work surface space, plumbing and space for a washing machine and tumble drier, practical storage cupboard, neutral decor and porcelain tiled flooring.

wc/cloaks

Conveniently located on the lower level the stylish wc/cloaks comprises of a wash hand basin, wc, neutral decor, tiled splash back and porcelain tiled flooring.

Bedroom One

5.40m x 4.25m (17' 9" x 13' 11") The master bedroom is an impressive king sized room boasting neutral decor, ceiling coving, spotlights and two decorative wall lights, dressing area with two large double fitted wardrobes providing ample storage, solid oak flooring a double glazed window to the rear and door access to the en-suite.



En-Suite

2.33m x 2.20m (7' 8" x 7' 3") Stylish en-suite bathroom comprising of a wash hand basin, wc, bath with mixer taps and overhead rainfall shower, a variety of stylish tiling finishing to walls, chrome heated towel rail, tiled flooring and a double glazed opaque window to the rear.

Bedroom Two

4.60m x 3.52m (15' 1" x 11' 7") A spacious double bedroom with neutral decor, two double door fitted wardrobes, solid oak flooring and and two double glazed windows to the front.

Bedroom Three

2.95m x 2.66m (9' 8" x 8' 9") Bedroom three is a good sized bedroom offering stylish grey decor, fitted wardrobes, solid oak flooring and a double glazed window to the rear.

Shower Room

3.15m x 1.50m (10' 4" x 4' 11") The family shower room is complete with a wash hand basin, wc, double shower cubicle, chrome heated towel rail, ceiling spotlights, vinyl tiled flooring and a double glazed opaque window to the front.

Attic Room

4.22m x 2.65m (13' 10" x 8' 8") Completing the accommodation is the superb floored attic, offering additional space.

Externally

Situated on an extensive plot boasting fully landscaped gardens to the front and rear, the front garden offers an area laid to chips with mature shrubbery and a large double mono blocked driveway allowing for ample off street parking. The rear garden has been designed with ease of maintenance in mind being laid to chip with a decorative paved patio providing the perfect space for al fresco dining and entertaining. A superb outbuilding offers an area to house a hot tub or a perfect garden/summer room.

Door access is given to the garage room that is currently being utilised as a gym.

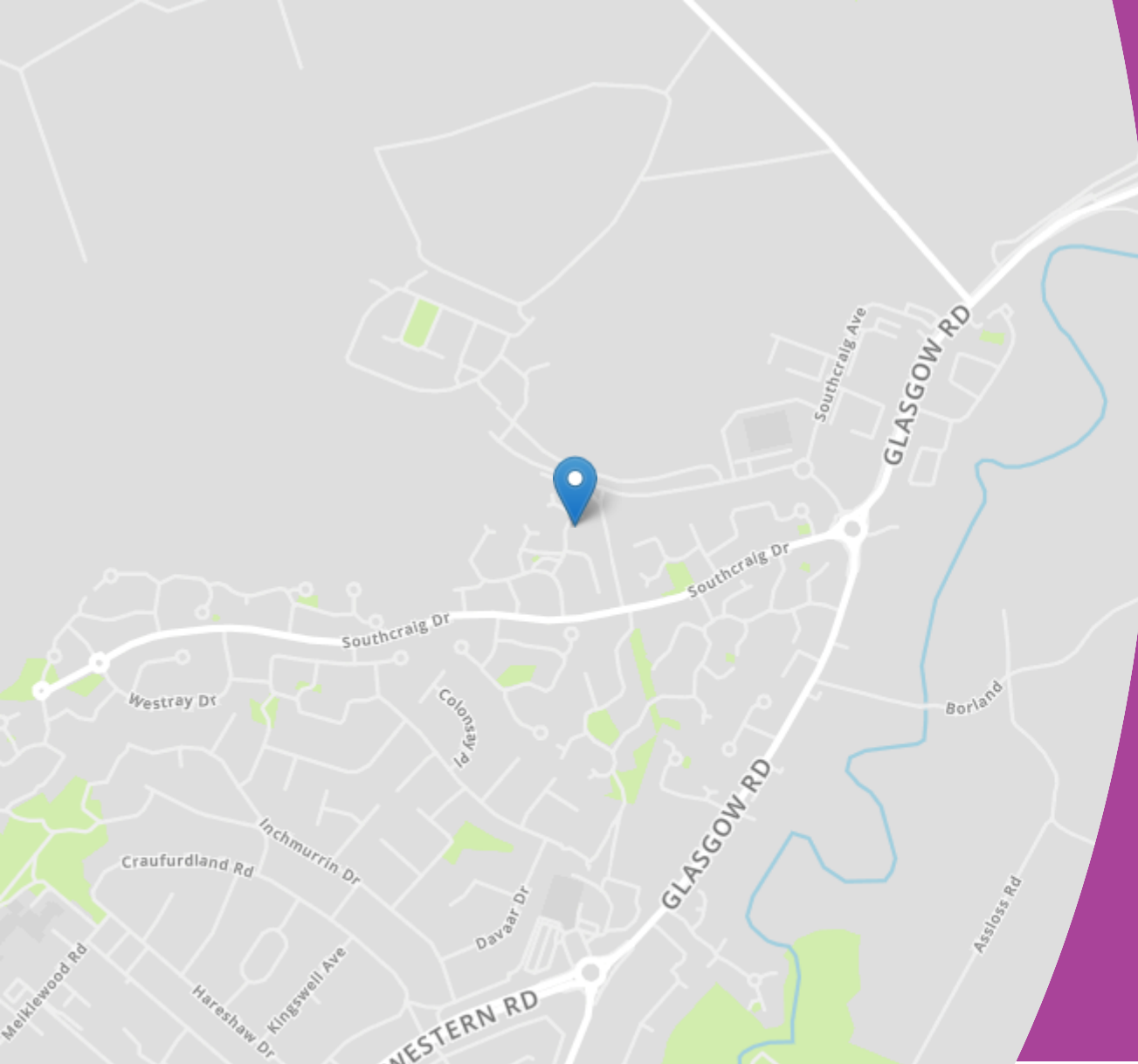
Council Tax Band

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Greig Residential
18 Henrietta Street, East Ayrshire
KA4 8HQ
01563 501350
info@greigresidential.co.uk