



27 Gabriel Andrew Gardens
Kilmarnock, KA3 7BW
P.O.A.

GREIG
Residential



Gabriel Andrew Gardens

Kilmarnock, KA3 7BW

Forming part of the highly regarded 'Scholars' development this immaculate three bedroom semi detached villa is the epitome of modern family living. Built by the reputable Barratt Homes, offering a spacious floor plan over two levels complete with stylish contemporary decor and modern fixtures and fittings throughout. Complimented by ample off street parking and low maintenance private gardens. An immediate town centre location boasts ease of access to all local amenities, preferred schooling and with the historical Dick Institute, Burns monument and the idyllic Kay Park only a short stroll away, this is sure to impress even the most discerning of buyers.



Hallway

1.88m x 4.66m (6' 2" x 15' 3") Access is given via an outer black composite door to a welcoming entrance hallway boasting neutral decor, two practical storage cupboard and stylish light oak herringbone flooring. The hallway gives access to the lounge, kitchen/dining, wc/cloaks and a carpeted staircase leads to the upper level.

Lounge

3.34m x 3.70m (10' 11" x 12' 2") Generously proportioned main apartment offering contemporary decor with feature wood panelling, herringbone flooring and a double glazed window to the front.

Kitchen/Dining

2.60m x 3.32m (8' 6" x 10' 11") 2.72m x 3.10m (8' 11" x 10' 2") Stylish full fitted kitchen comprising of modern matt grey shaker style wall and base unit providing ample storage complete with contemporary black handles and complimentary work surface, integrated oven with copper slash back, extractor hood, plumbing and space for fridge freezer, stainless steel sink and drainer, door to practical storage cupboard with plumbing and space for washing machine and tumble drier, neutral decor, vinyl flooring, double glazed window to the rear and double glazed patio doors overlooking and giving access to the rear garden.

WC/Cloaks

1.72m x 1.07m (5' 8" x 3' 6") Conveniently located on the lower level the wc/cloaks is complete with a wash hand basin, wc, contemporary decor and vinyl flooring.

Bedroom One

3.05m x 3.40m (10' 0" x 11' 2") The master bedroom is a generous double offering contemporary decor with feature wall panelling, fitted carpet, double glazed window to the front and access to en-suite facilities.

En-Suite

1.41m x 2.21m (4' 8" x 7' 3") Stylish en-suite comprising of a wash hand basin, wc, double shower cubicle, half height wall tiling, heated towel rail, vinyl flooring and a double glazed opaque window to the side.

Bedroom Two

3.04m x 4.57m (10' 0" x 15' 0") A spacious double bedroom with contemporary neutral decor, fitted carpet and a double glazed window to the rear.

Bedroom Three

2.17m x 3.32m (7' 1" x 10' 11") Bedroom three offers neutral decor, fitted carpet and a double glazed window to the rear.

Bathroom

2.17m x 1.83m (7' 1" x 6' 0") Completing the accommodation is the family room comprising of a wash hand basin, wc, bath, half height tiling walls, anthracite heated towel rail, ceiling spotlights and vinyl flooring.

Externally

This property boasts spacious private landscaped gardens to the front and rear, the front garden is complete with a well manicured lawn and mono blocked driveway providing ample off street parking. The rear garden offers an area laid to lawn and a paved patio perfect for al fresco dining and entertaining.

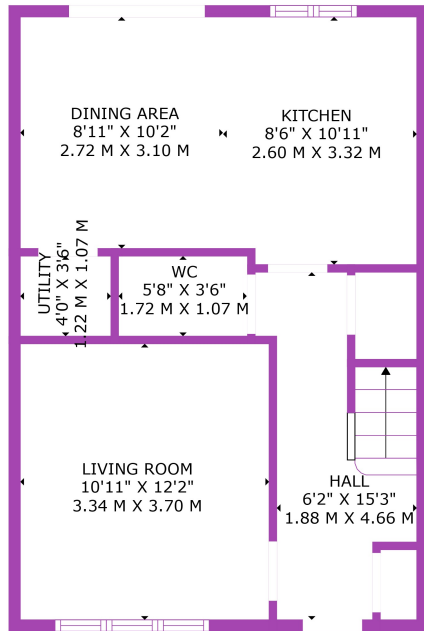
Council Tax Band

Band D

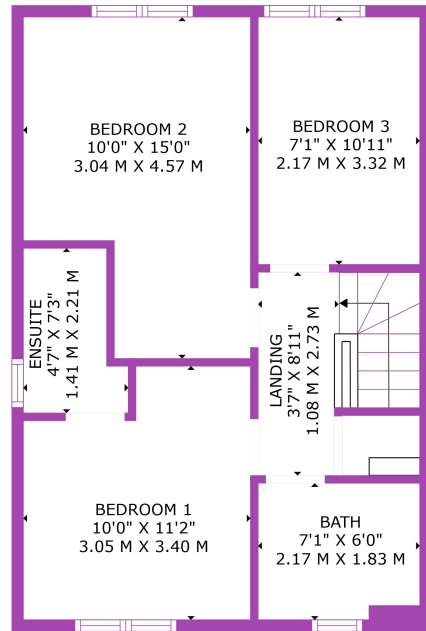
Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.





FLOOR 1



FLOOR 2

