



28 Ballochmyle Walk

Annandale

Kilmarnock, KA1 2SF

Offers Over £289,995

GREIG
Residential



Ballochmyle Walk

Annandale, Kilmarnock, KA1 2SF

The epitome of modern day family living, this opulent four bedroom detached villa ticks all the boxes internally and externally boasting a wealth of upgraded features throughout having been lovingly maintained. Constructed by the esteemed builder, Charles Church, within the highly regarded Moorfield estate, this villa falls within sought after school catchment, with immediate neighbouring open outlooks to the rear over Annanhill Golf Course & open greenery to the front. Positioned on an enviable plot with generous accommodation internally providing flexible living space including open plan dining/kitchen, two en suites & integral garage.





Hallway

3.93m x 2.11m (12' 11" x 6' 11") Spacious welcoming hallway complete with soft neutral decor, ceiling coving and laminate flooring. Oak door access to formal lounge and dining kitchen, carpeted staircase leading to the upper level.

Formal Lounge

6.04m x 3.73m (19' 10" x 12' 3") The large well proportioned main apartment offers a feature gas fire set within a decorative stone surround, modern soft decor and fitted carpet. Double glazed window to the front with open outlooks, double oak door access to dining kitchen and plentiful space for freestanding furniture.

Dining Kitchen

6.52m x 4.10m (21' 5" x 13' 5") The impressive dining sized fitted kitchen offers an excellent range of contemporary shaker style wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, integrated oven, gas hob, hood and dishwasher. Laminate flooring, neutral décor, ceiling spotlights and plumbing/space for fridge/freezer. Ample space for dining table and chairs, double glazed window to the rear and door access to utility room. Double glazed French doors leading out into the gardens.

Utility Room

2.98m x 1.98m (9' 9" x 6' 6") Practical separate utility room providing additional storage units and work surface with stainless steel sink and drainer, plumbing/space for washing machine and tumble dryer. Neutral decor and vinyl flooring, double glazed window to the side, door access to cloaks/wc and door leading out into the rear gardens.

Cloaks/WC

1.98m x 1.02m (6' 6" x 3' 4") Conveniently located on the ground floor is the two piece cloaks/wc comprising of wash hand basin and wc set with soft decor, vinyl flooring and heated towel rail. Double glazed opaque window to the side.

Bedroom One

4.85m x 3.73m (15' 11" x 12' 3") On the upper level the impressive sized master bedroom is large double room with soft tasteful décor, ceiling coving and fitted carpet, an excellent selection of fitted wardrobes providing storage space and door access to master en suite. Double glazed window to the front with open greenery views.





Master En Suite

2.62m x 2.04m (8' 7" x 6' 8") Generous three piece master en suite comprising of wash hand basin, wc and double shower cubicle. Heated towel rail, stylish tiling to walls, vinyl flooring, ceiling spotlights and double glazed opaque window to the side.

Bedroom Two

4.11m x 3.34m (13' 6" x 10' 11") The second double bedroom offers neutral decor with fitted carpet, double glazed window to the front providing open outlooks and door access to Jack 'n' Jill en suite.

Jack 'n' Jill En Suite

2.76m x 1.50m (9' 1" x 4' 11") Excellent three piece Jack 'n' Jill en suite servicing bedrooms two and four comprising of wash hand basin, wc and shower cubicle. Neutral decor, vinyl flooring, heated towel rail and double glazed opaque window to the side.

Bedroom Three

3.20m x 3.09m (10' 6" x 10' 2") Bedroom three is a good sized double and is rear facing with a double glazed window providing views over the golf course, neutral décor and fitted carpet.



Bedroom Four

3.09m x 2.76m (10' 2" x 9' 1") The fourth double bedroom is complete with soft décor and fitted carpet, double glazed window to the rear providing privacy with the nearby golf course. Door access to Jack 'n' Jill en suite.

Bathroom

2.44m x 2.04m (8' 0" x 6' 8") Completing the accommodation is three piece family bathroom suite comprising of a wash hand basin, wc and bath. Contemporary neutral decor, vinyl flooring, ceiling spotlights, heated towel rail and double glazed opaque window to the rear.

Externally

Positioned on an generous plot, this family villa boasts private garden grounds to the front and rear which have been intricately landscaped and maintained. The front gardens are laid to lawn with monobloc driveway providing off street parking, leading to the integral garage with up and over door access. The impressive rear gardens comprise of patio areas laid with modern paving, a large manicured lawn and a selection of colourful mature shrubbery. The rear gardens are enclosed by fencing allowing for a safe and peaceful outdoor family space.

Council Tax

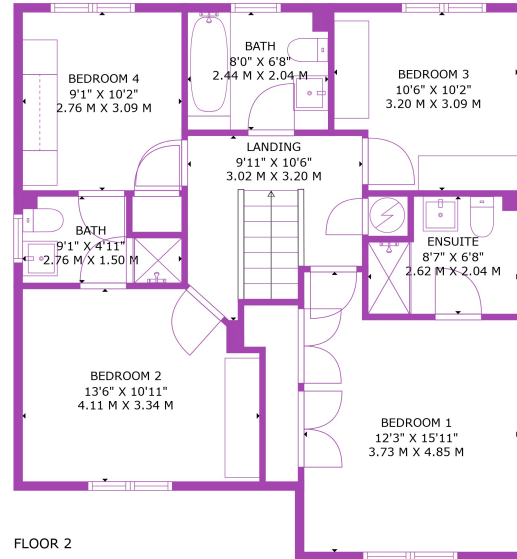
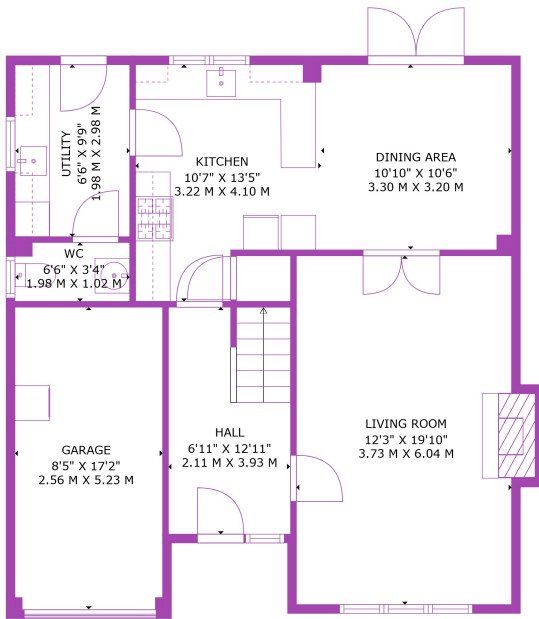


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FLOOR 1

FLOOR 2



TOTAL: 1494 sq. ft, 139 m2
 FLOOR 1: 690 sq. ft, 64 m2, FLOOR 2: 804 sq. ft, 75 m2
 EXCLUDED AREAS: GARAGE: 144 sq. ft, 13 m2, LOW CEILING: 8 sq. ft, 1 m2, FIREPLACE: 8 sq. ft, 1 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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