



66 Machrie Way
Kilmarnock, KA1 2FH
P.O.A.

GREIG
Residential



Machrie Way

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Perfectly positioned within the prestigious 'Fardalehill' development, this pristine, upgraded four bedroom detached villa built by the reputable Bellway Homes is the epitome of modern family living. Offering extensive accommodation over two levels and presented in show home condition throughout this superb family villa is further enhanced by a sizeable contemporary garden room, generous landscaped gardens, off street parking and an integral garage. Located within walking distance to Annanhill golf course, within a preferred school catchment area and direct transport links, 'The Victoria' is sure to impress even the most discerning of buyers.





Hallway

4.93m x 1.46m (16' 2" x 4' 9") With access via the outer composite door, the welcoming entrance hallway provides door access to lower apartments including formal lounge, dining kitchen and cloaks/wc. Contemporary grey decor, laminate flooring, practical storage cupboard and staircase leading to the upper level.

Formal Lounge

5.47m x 3.17m (17' 11" x 10' 5") Generously proportioned main living apartment featuring an impressive TV media wall with electric fire and wall paneling, modern stylish decor, laminate flooring and large double glazed window to the front. Plentiful space for freestanding furniture.



Kitchen/Dining

6.40m x 2.99m (21' 0" x 9' 10") Impressive modern fully fitted dining sized kitchen complete with contemporary matte grey wall and base storage units with complementary white Quartz work surfaces with integrated sink. Integrated appliances including double oven, gas hob, hood, wine cooler and dishwasher. Neutral decor, feature glass splashback, ceiling spotlights and laminate flooring. Plentiful space for dining table and chairs, door access to utility room, double glazed window to the rear and double glazed French doors leading out into the rear garden.

Utility Room

1.90m x 1.80m (6' 3" x 5' 11") Useful separate utility room with access from the kitchen providing additional storage units, plumbing/space for washing machine and tumble dryer, neutral decor, laminate flooring and door leading out into the garden.

Cloaks/WC

2.19m x 1.07m (7' 2" x 3' 6") Practical two piece cloaks/wc conveniently located on the ground floor comprising of wash hand basin and wc with fresh white decor, laminate flooring and double glazed opaque window to the front.



Bedroom One

4.21m x 3.53m (13' 10" x 11' 7") On the upper level the master bedroom is a sizeable double complete with tasteful decor and laminate flooring, triple door fitted wardrobes providing storage space and door access to en suite. Double glazed window to the front.

Master En Suite

2.02m x 1.31m (6' 8" x 4' 4") Three piece master en suite shower room comprising of wash hand basin, wc and shower cubicle. Stylish tiling to walls and floor, neutral decor and double glazed opaque window to the front.

Bedroom Two

3.65m x 3.51m (12' 0" x 11' 6") The second double bedroom offers contemporary decor and laminate flooring with a double glazed window to the rear overlooking the gardens.

Bedroom Three

4.28m x 2.41m (14' 1" x 7' 11") Bedroom three is a double room offering fresh white decor, fitted carpet and a double glazed window to the front.

Bedroom Four

3.63m x 2.55m (11' 11" x 8' 4") Rear facing double bedroom offering contemporary grey decor, laminate flooring and a double glazed



Bathroom

2.75m x 1.82m (9' 0" x 6' 0") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and bath with neutral decor, tiling to floor and walls around bath, double glazed opaque window to the rear.

Externally

Positioned on a favourable plot, this family villa boasts impressive, upgraded private gardens to the front and rear which have been landscaped with ease of maintenance in mind. The front gardens offer an artificial lawn bordered by decorative chips, with monobloc driveway providing off street parking, leading to the integral garage with up and over door access. The excellent rear gardens comprise of a generous paved patio area leading to artificial lawns, and pathway to the fantastic garden room offering an additional living space, lending itself to a multitude of uses. The rear gardens are enclosed by fencing allowing for a safe and peaceful outdoor family space.

Council Tax

Band F

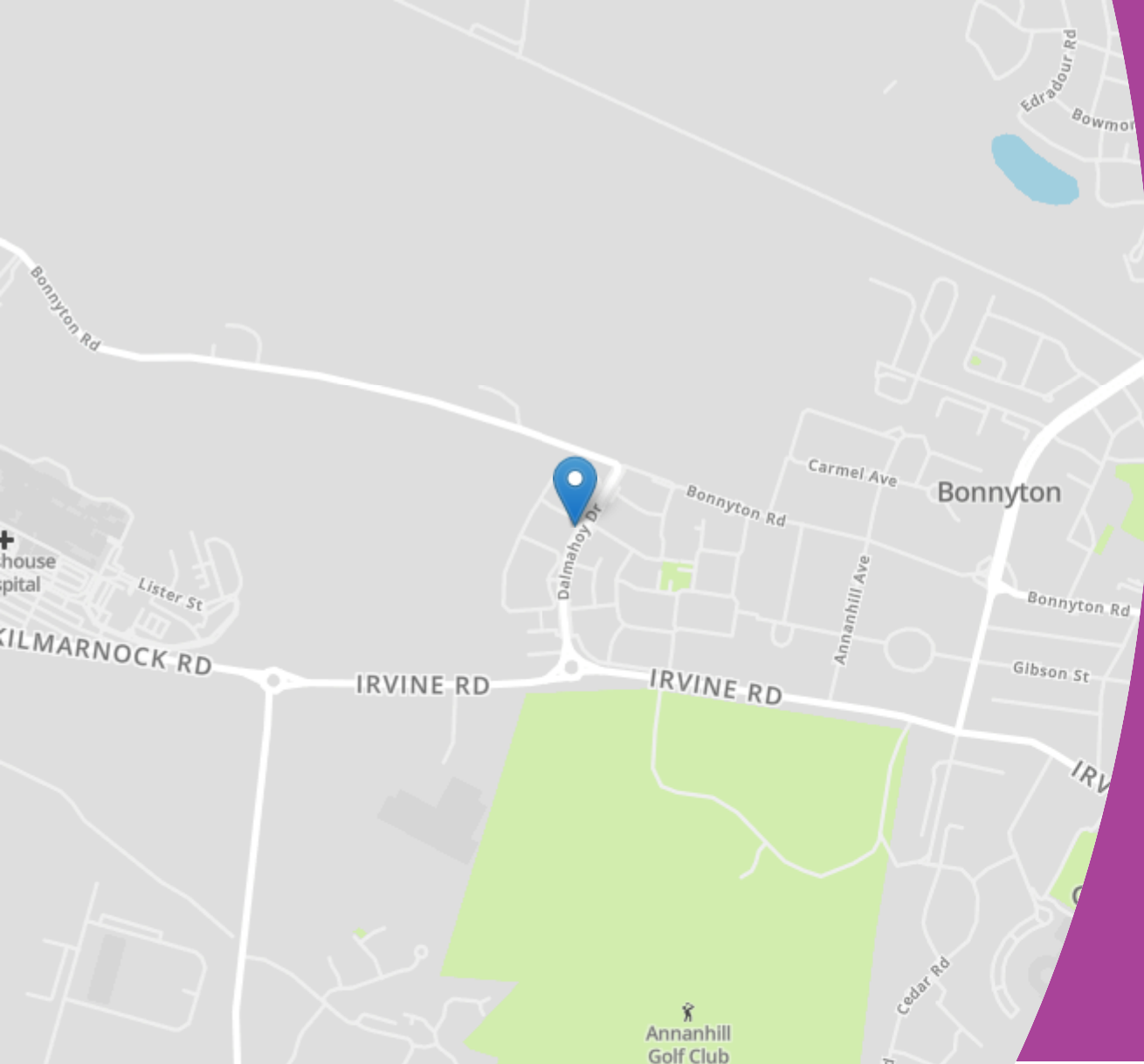


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