



13 Dunollie Gardens
Kilmarnock, KA3 6FP
P.O.A.

GREIG
Residential

Dunollie Gardens

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Perfectly positioned on the Northern periphery of Kilmarnock, this superb four bedroom detached villa is the epitome of modern family living. Boasting spacious accommodation over two levels, this impressive villa has been beautifully presented by the current owner with contemporary stylish decor and modern fixtures and fittings throughout. Situated on an extensive plot providing private landscaped gardens, ample off street parking and an integral garage.

Located within ease of access to local amenities, schooling and with direct transport links via the M77 to Ayr and Glasgow, this is the ideal family home and is sure to impress even the most discerning of buyers.





Hallway

3.14m x 2.06m (10' 4" x 6' 9") Access is given via an outer composite door to a welcoming entrance hallway boasting neutral decor, practical storage cupboard and hardwood flooring. The hallway provides access to the lounge, dining room, kitchen and a carpeted staircase leads to the upper level.

Lounge

4.23m x 3.63m (13' 11" x 11' 11") Generously proportioned main apartment offering contemporary decor, feature gas fire set within a decorative surround, stylish wall lights, fitted carpet and a double glazed window to the front.

WC/Cloaks

0.82m x 2.06m (2' 8" x 6' 9") Conveniently located on the lower level the practical wc/cloaks comprises of a wash hand basin with vanity unit, wc, fresh contemporary decor, chrome heated towel rail, hardwood flooring and a double glazed opaque window to the front.

Dining Room

2.74m x 2.97m (9' 0" x 9' 9") Currently utilised as a dining room this spacious apartment could be utilised flexibly offering fresh white decor, ceiling coving, hardwood flooring and double glazed patio doors with window formation on either side offering open garden outlooks.

Kitchen

3.57m x 3.07m (11' 9" x 10' 1") Fully fitted kitchen complete with ample wall and base storage units, contrasting working surfaces, integrated double oven, microwave, gas hob and hood, fridge and dishwasher, neutral decor, plentiful space for table and chairs, ceiling spotlights, tiled flooring, a double glazed window to the rear and an archway leading to the utility room.

Utility Room

1.40m x 2.05m (4' 7" x 6' 9") Preferred separate utility room comprising of additional wall and base storage units and worksurface space, plumbing and space for washing machine and integrated freezer, stainless steel sink and drainer, ceiling spotlights, tiled flooring and a door leading to the side garden.

Bedroom One

3.67m x 3.63m (12' 0" x 11' 11") The master bedroom is an impressive double offering soft neutral decor, two double wardrobes providing ample storage, fitted carpet, a double glazed window to the front and access to en-suite facilities.



En-suite

1.40m x 2.04m (4' 7" x 6' 8") Stylish en-suite comprising of a wash hand basin with vanity unit, wc, corner shower cubicle, neutral wall tiling, heated towel rail, ceiling spotlights, decorative floor tiling and a double glazed opaque window to the side.

Bedroom Two

3.15m x 2.96m (10' 4" x 9' 9") A generous double bedroom with soft neutral decor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

Bedroom Three

3.38m x 2.89m (11' 1" x 9' 6") Bedroom three is a spacious double bedroom offering neutral decor, fitted carpet and a double glazed window to the rear.

Bedroom Four

3.38m x 2.13m (11' 1" x 7' 0") Front facing spacious bedroom with contemporary decor, fitted carpet and a double glazed window to the front.

Bathroom

2.00m x 1.73m (6' 7" x 5' 8") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity unit, wc, bath, neutral decor, half height tiling to walls, ceiling spotlights, chrome heated towel rail, tiled flooring and a double glazed opaque window to the rear.

Externally

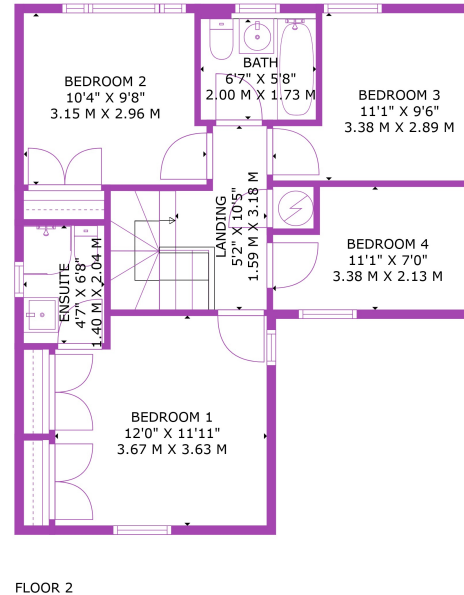
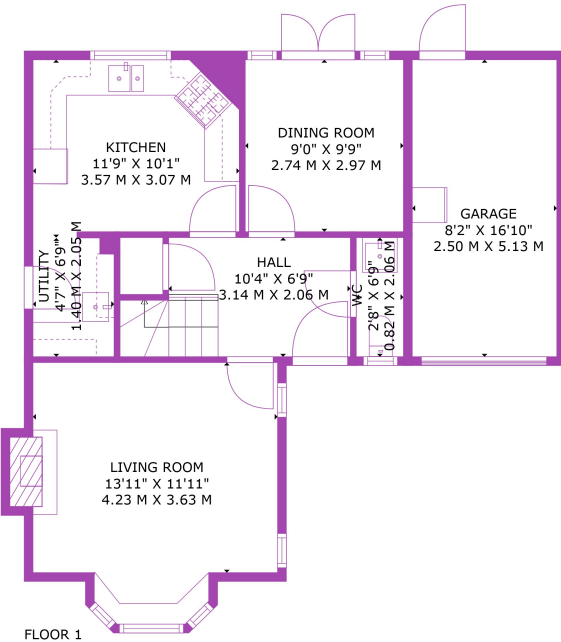
Set on an extensive plot boasting private gardens to the front and rear, the front garden is complete with a well manicured lawn with a decorative chipped border and a mono blocked driveway allowing for ample off street parking and leading to the integral garage. The superb rear gardens boasts a spacious well manicured lawn area bordered by mature shrubbery and a paved patio perfect for al fresco dining and entertaining.

Council Tax Band

Band F

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