



29 Benbecula Road  
Kilmarnock, KA3 2LB  
P.O.A.

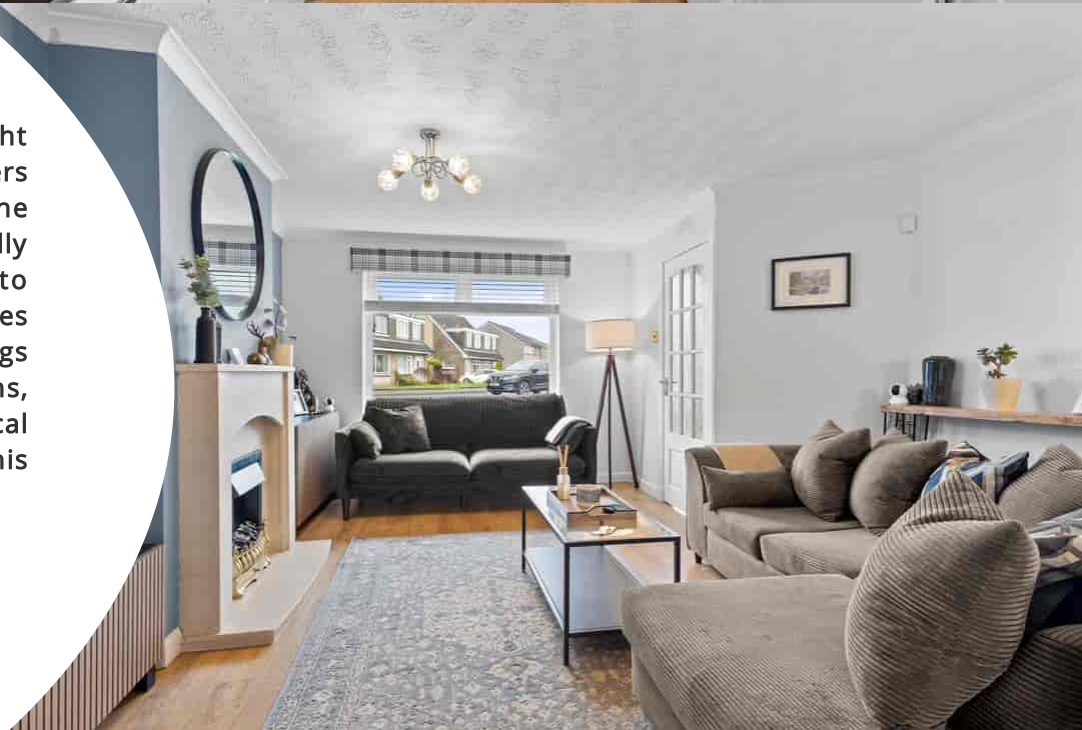
**GREIG**  
*Residential*



# Benbecula Road

Kilmarnock, KA3 2LB

Perfectly positioned on the northern fringe of Kilmarnock within the highly sought after Wardneuk estate, this exceptional three bedroom semi detached villa offers an outstanding family home. Thoughtfully arranged over two generous levels, the property is further enhanced by a superb additional family room and a beautifully appointed sunroom, creating versatile and refined living spaces ideally suited to modern lifestyles. Presented in true walk in condition, the home features contemporary neutral décor complemented by quality fixtures and fittings throughout. Externally, the property benefits from beautifully maintained gardens, ample off-street parking, and a detached garage. Conveniently located for local amenities, preferred schooling, and excellent transport links via the M77, this home is sure to appeal to even the most discerning buyers.





#### Hallway

1.70m x 3.85m (5' 7" x 12' 8") Access is given to a welcoming entrance hallway boasting modern decor, practical storage cupboard and laminate flooring. The hallway gives access to lounge and a carpeted staircase leads to the upper level.

#### Lounge

4.07m x 4.13m (13' 4" x 13' 7") Generously proportioned main apartment offering a partial open plan layout to the dining room, stylish modern decor, feature fireplace, practical storage cupboard, ceiling coving, laminate flooring and a double glazed window to the front.

#### Dining Room

2.71m x 3.52m (8' 11" x 11' 7") Spacious second apartment providing an additional family living space that could be utilised to suit a wide variety of needs, complete with modern decor, central rose and ceiling coving, laminate flooring and double door access to the sun room.

#### Sun Room

2.78m x 3.78m (9' 1" x 12' 5") Superb sun room offering modern decor, fully double glazed to the side and rear providing outlooks garden outlooks and laminate flooring.

#### Kitchen

2.18m x 3.52m (7' 2" x 11' 7") Fully fitted modern kitchen complete with ample wall and base storage units, complimentary work surface, integrated oven, gas hob, microwave, dish washer and fridge freezer, plumbing and space for a washing machine, stainless steel sink and drainer, neutral decor, ceiling spotlights, laminate flooring, a double glazed window to the side and rear and a door leading to the rear garden.

#### Bedroom One

3.03m x 4.16m (9' 11" x 13' 8") The master bedroom is a generous double offering modern decor, fitted carpet and a double glazed window to the front.

#### Bedroom Two

3.03m x 3.49m (9' 11" x 11' 5") Spacious double bedroom boasting modern decor, practical storage cupboard, fitted carpet and a double glazed window to the rear.

#### Bedroom Three

2.33m x 3.09m (7' 8" x 10' 2") Bedroom three is a good sized apartment with modern decor, practical storage cupboard, fitted carpet and a double glazed window to the front.

#### Bathroom

1.85m x 1.48m (6' 1" x 4' 10") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity storage, wc, shower cubicle with mains shower, heated towel rail, fully tiled finish, ceiling spotlight tiled flooring and a double glazed window to the side.

#### Externally

Set on a generous corner plot, the property benefits from extensive private gardens to the front, side, and rear. The front garden features a well maintained lawn, alongside a large chipped and paved driveway to the side providing ample off-street parking and access to the garage.

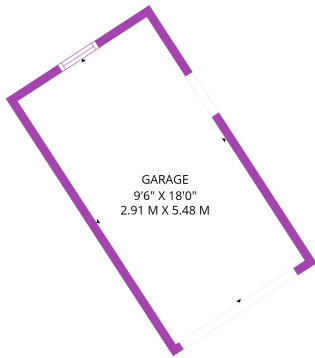
The rear garden offers two spacious lawn areas, complemented by both a paved patio and a decked seating area—ideal for al fresco dining and outdoor entertaining.

#### Council Tax Band

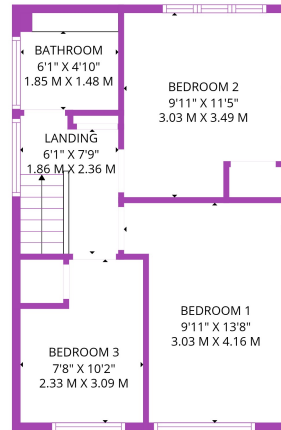
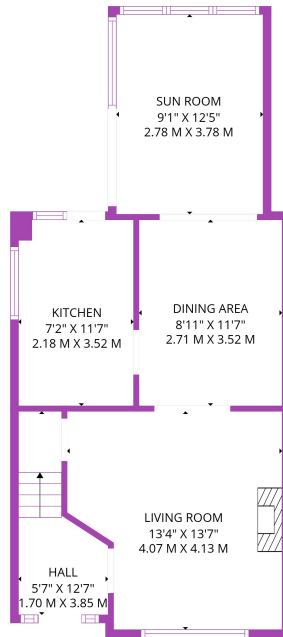
Band D

#### Disclaimer

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GROUND FLOOR



1ST FLOOR

**TOTAL: 944 sq. ft, 88 m2**

Ground floor: 528 sq. ft, 49 m2, 1st floor: 416 sq. ft, 39 m2

EXCLUDED AREAS: GARAGE: 173 sq. ft, 16 m2, WALLS: 126 sq. ft, 12 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

