



30 Finlaggan Road  
Kilmarnock, KA3 1UX  
P.O.A.

**GREIG**  
*Residential*



# Finlaggan Road

Kilmarnock, KA3 1UX

Proudly presenting this impressive four bedroom modern detached villa finished to an excellent standard internally & externally, positioned within the highly desirable 'John Walker' estate in Kilmarnock, close to popular schooling and amenities. Built by the reputable Taylor Wimpey, this Douglas house type provides generous, flexible accommodation over two levels, complete with master en suite and integral garage. Further complemented by recently landscaped gardens designed with ease of maintenance in mind, this is an excellent family home.





#### Hallway

4.66m x 1.95m (15' 3" x 6' 5") The spacious welcoming entrance hallway is complete with fresh tasteful decor, fitted carpet, practical entrance mat-well, carpeted staircase to the upper level and door access to lower apartments including lounge, dining room, kitchen and cloaks/wc.

#### Formal Lounge

4.40m x 3.46m (14' 5" x 11' 4") Spacious formal lounge is rear facing with double glazed French doors leading out into the rear gardens, comprising of modern decor, fitted carpet and plentiful space for freestanding furniture.

#### Dining Room

3.19m x 2.54m (10' 6" x 8' 4") The generous dining room is a flexible apartment offering contemporary decor with fitted carpet, understairs storage cupboard and double glazed window to the front.

#### Kitchen

3.80m x 2.93m (12' 6" x 9' 7") Stylish fitted kitchen offering a great selection of white gloss wall and base storage units with contrasting oak effect work surfaces, stainless steel sink and drainer, integrated appliances including gas hob, oven, hood, washing machine, dishwasher and fridge/freezer. Stainless steel splashback, neutral decor, vinyl flooring, double glazed window to the rear and door to rear gardens.

#### Cloaks/WC

1.87m x 1.28m (6' 2" x 4' 2") Practical two piece cloaks/wc located on the ground floor comprising of wash hand basin and wc with fresh white decor, vinyl flooring and double glazed opaque window to the side.

#### Bedroom One

3.40m x 2.75m (11' 2" x 9' 0") On the upper level the master bedroom is a sizeable double comprising of fitted wardrobes providing storage space, contemporary decor and fitted carpet. Double glazed window to the front and door access to en suite.

#### Master En Suite

2.06m x 1.65m (6' 9" x 5' 5") Three piece master en suite comprising of wash hand basin, wc and shower cubicle. Fresh decor, vinyl flooring and double glazed opaque window to the side.

#### Bedroom Two

3.18m x 2.83m (10' 5" x 9' 3") The second double bedroom offers crisp white decor, fitted carpet, fitted wardrobes and double glazed window to the rear overlooking the gardens.

#### Bedroom Three

3.70m x 3.27m (12' 2" x 10' 9") Bedroom three is a generous double room with contemporary children's decor, fitted carpet and front facing double glazed window.

#### Bedroom Four

3.62m x 2.36m (11' 11" x 7' 9") Rear facing fourth double bedroom with fresh white decor, fitted carpet and a double glazed window overlooking the gardens.

#### Bathroom

2.50m x 1.60m (8' 2" x 5' 3") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and bath. Modern tiling to walls around bath, tiled flooring, fresh decor and double glazed opaque window to the side.

#### External

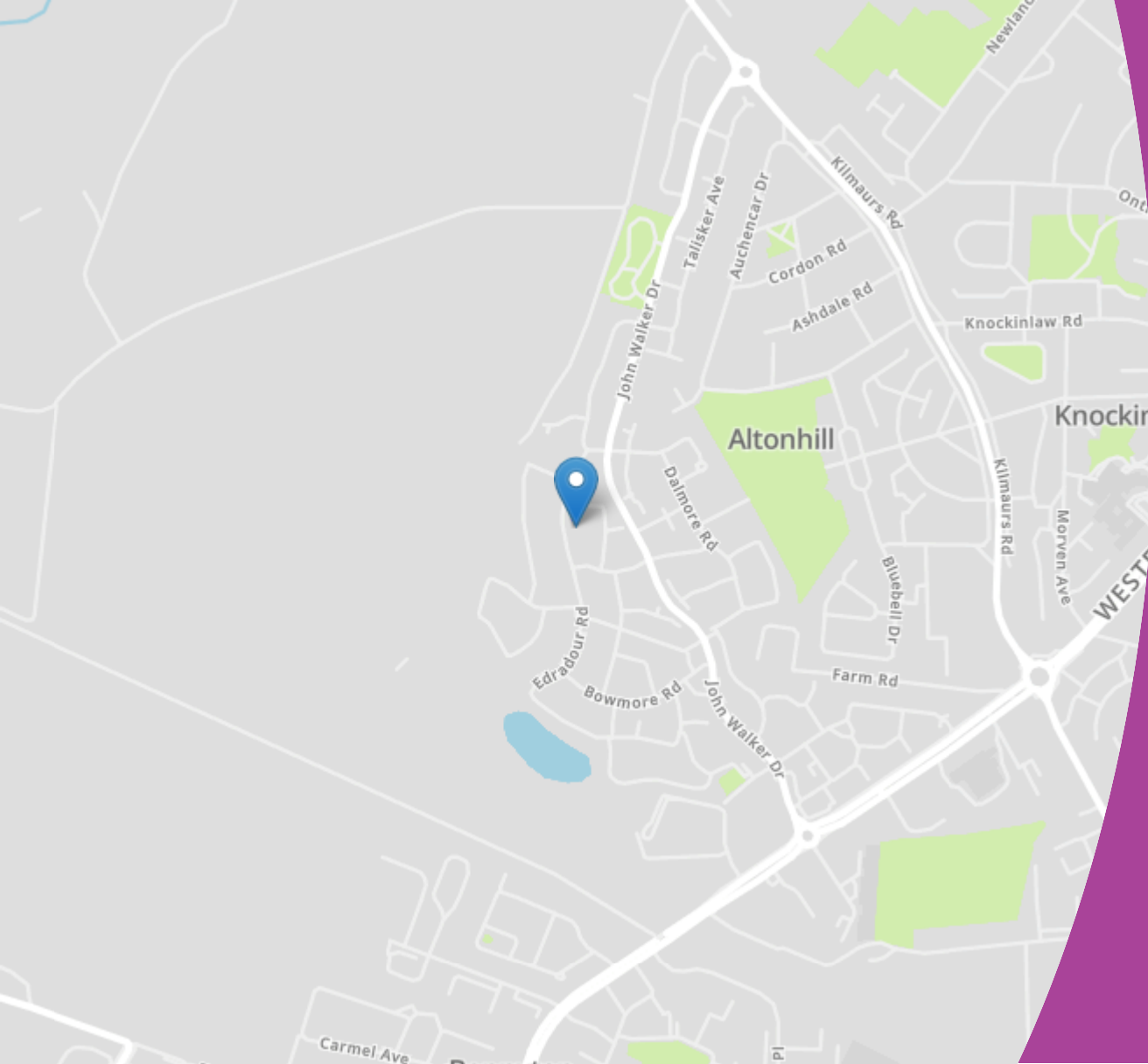
Positioned on a generous plot, this family villa boasts private garden grounds to the front and rear which have been recently landscaped with ease of maintenance in mind. The front gardens are laid with chips, with monobloc driveway providing off street parking for two vehicles leading to the integral garage with up and over door access. The rear gardens comprise of a paved patio and generous artificial lawn bordered by chips, fully enclosed by fencing allowing for a safe and peaceful outdoor family space.

#### Council Tax

Band E

#### Disclaimer

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