



7 Balvenie Drive

Kilmarnock

East Ayrshire, KA3 1TG

P.O.A.

GREIG
Residential



Balvenie Drive

Kilmarnock, East Ayrshire, KA3 1TG

Proudly presenting to the market this impressive three bedroom modern semi detached townhouse perfectly positioned within the highly regarded 'John Walker' estate in Kilmarnock, boasting immediate open outlooks, whilst maintaining ease of access to local amenities, transport links and schooling. Offering spacious accommodation over three levels, presented with contemporary neutral décor and modern fixtures and fittings throughout. Complimented by a generous plot with a driveway providing ample off street parking and enclosed landscaped gardens, this superb villa ticks all the boxes for modern family living and sure to impress even the most discerning of buyers.





Hallway

2.17m x 1.72m (7' 1" x 5' 8") Accessed via outer wooden door into hallway offering grey décor, fitted carpet, carpeted staircase to upper level and door access to lounge.

Lounge

4.36m x 3.68m (14' 4" x 12' 1") Generous main apartment offering grey décor, fitted carpet, double glazed window to the front and door access to kitchen.

Kitchen

3.65m x 2.85m (12' 0" x 9' 4") Modern fitted kitchen offering ample matt grey handleless wall and base units with contrasting marble work surfaces, stainless steel sink and drainer, integrated oven with four burner gas hob, integrated dishwasher and fridge freezer, white tiled splashback, tiled flooring, storage cupboard, double glazed window to the rear and door access to utility room.

Utility Room

2.60m x 1.72m (8' 6" x 5' 8") Utility room offering additional matt grey handleless wall and base units with contrasting marble work surfaces, plumbing/space for washing machine and tumble dryer, door access to WC/Cloaks and door access to rear gardens.



WC/Cloaks

1.85m x 0.95m (6' 1" x 3' 1") Two piece suite comprising of WC and wash hand basin, white décor and double glazed opaque window to the side.

Bedroom Two

4.70m x 2.95m (15' 5" x 9' 8") Generous double bedroom, located on the first floor, currently used as a home gym, offering contemporary blue décor, laminate flooring and double glazed window to the front with open outlooks.

Bedroom Three

3.06m x 2.58m (10' 0" x 8' 6") Double bedroom, located on the first floor, offering soft pink décor, laminate flooring, storage cupboard and double glazed window to the rear.

Bathroom

2.60m x 1.88m (8' 6" x 6' 2") Three piece suite comprising of WC, wash hand basin and bath, neutral décor, decorative vinyl flooring and double glazed window to the side.



Bedroom One

4.65m x 4.11m (15' 3" x 13' 6") Impressive double bedroom, located on the second floor, offering grey décor, fitted carpet, fitted bedroom furniture offer plentiful storage, double glazed window to the front and door access to en-suite.

En-Suite

2.55m x 1.75m (8' 4" x 5' 9") Three piece suite comprising of WC, wash hand basin and shower cubicle, neutral décor, decorative vinyl flooring and double glazed opaque window to the side.

External

Further benefiting from spacious private front and rear gardens, the front garden offers a well manicured lawn and a chipped driveway to the side allowing for ample off street peaking. Whilst the rear garden is complete with a spacious lawn, paved patio and elevated decked patio area perfect for al fresco dining and entertaining.

Council Tax Band

Band E



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