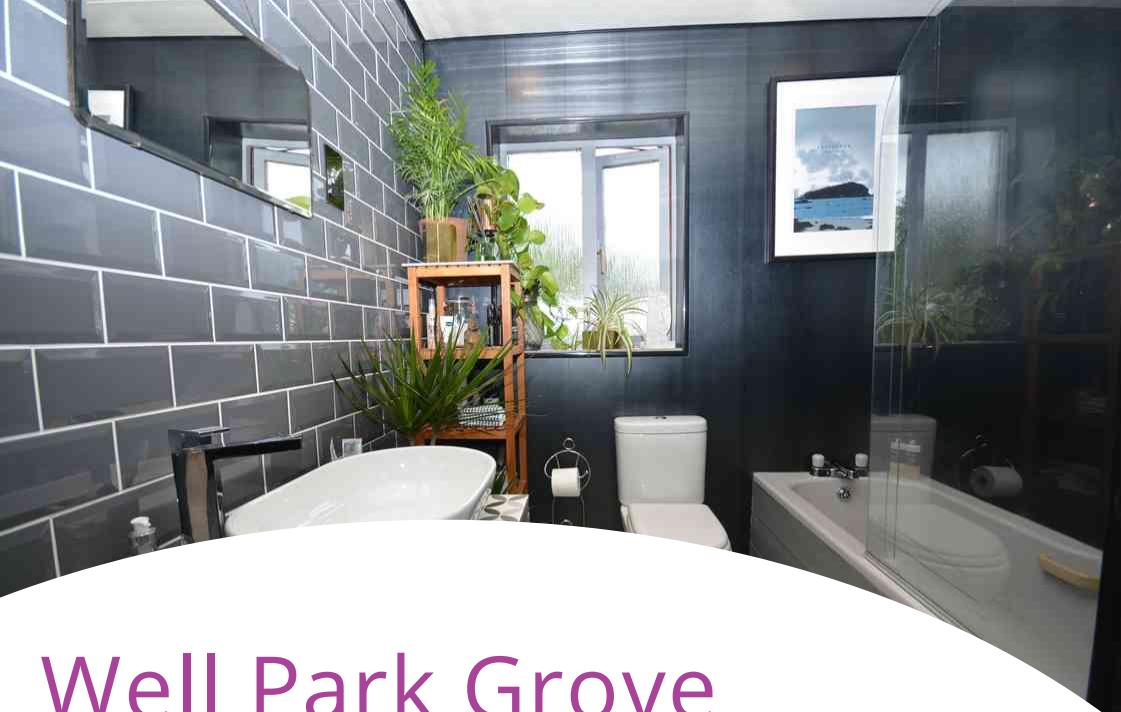




10 Well Park Grove  
Kilmarnock, KA3 7EB  
P.O.A.

**GREIG**  
*Residential*



# Well Park Grove

Kilmarnock, KA3 7EB

Greig Residential are delighted to present to the market this pristine, rarely available four bedroom modern detached villa boasting a highly sought after address with a cul de sac positioning. Having been lovingly maintained and upgraded by the current owners, this villa is the perfect family home positioned close to popular local schooling, town centre and transport links. Private gardens, integral garage, off street parking and tasteful internal decor, we are sure this will impress all who view.



#### Porch

2.04m x 1.23m (6' 8" x 4' 0") With access via the outer double glazed wooden door, the entrance porch offers detailed traditional styled tiling to floor, contemporary décor, ceiling coving, small double glazed window to the front and door access to lounge.

#### Lounge

5.09m x 4.95m (16' 8" x 16' 3") The formal lounge is a generous main apartment with open plan layout to dining room offering fresh soft décor with ceiling coving, feature log burning stove, light oak effect laminate flooring and staircase with carpeted runner leading to the upper level. Double glazed window to the front.

#### Dining Room

3.80m x 3.06m (12' 6" x 10' 0") Rear facing dining room offering neutral stylish décor with laminate flooring and ceiling coving, door access to kitchen and double glazed sliding patio doors leading out into the rear gardens. Open plan layout to lounge.

#### Kitchen

4.15m x 3.96m (13' 7" x 13' 0") Stylish and contemporary family sized kitchen offering a selection of wall and base storage units with complimentary work surfaces and modern central island. Integrated oven and 6 ring burner gas hob, plumbing/space for fridge/freezer and dishwasher. Stainless steel sink with mixer taps, industrial style lighting, vinyl flooring, stylish décor and ample space for dining table and chairs. Door access to integral garage, dual aspect double glazed windows to the side and rear and door leading out to the rear gardens.

#### Bedroom One

3.65m x 2.95m (12' 0" x 9' 8") On the upper level the master bedroom is a generous double offering modern décor with laminate flooring, fitted mirrored door wardrobes providing storage space, ceiling coving, front facing double glazed window and door access to master en suite.

#### Master En Suite

2.00m x 1.44m (6' 7" x 4' 9") Practical three piece master en suite comprising of wash hand basin, wc and shower cubicle with electric overhead shower. Wet wall finish to walls and double glazed window to the front.

#### Bedroom Two

4.32m x 2.92m (14' 2" x 9' 7") Second double bedroom is a generously proportioned room offering a double glazed window to the front, contemporary neutral décor and laminate flooring. Mirrored door fitted wardrobes offering storage space.



#### Bedroom Three

3.75m x 2.89m (12' 4" x 9' 6") Bedroom three is rear facing with a double glazed window overlooking the gardens, contemporary neutral décor and fitted carpet. A spacious double bedroom with plentiful space for freestanding furniture.

#### Bedroom Four

2.90m x 2.76m (9' 6" x 9' 1") The forth bedroom is rear facing and is a good sized double room with a rear facing double glazed window with views overlooking the garden, modern neutral décor and fitted carpet.

#### Bathroom

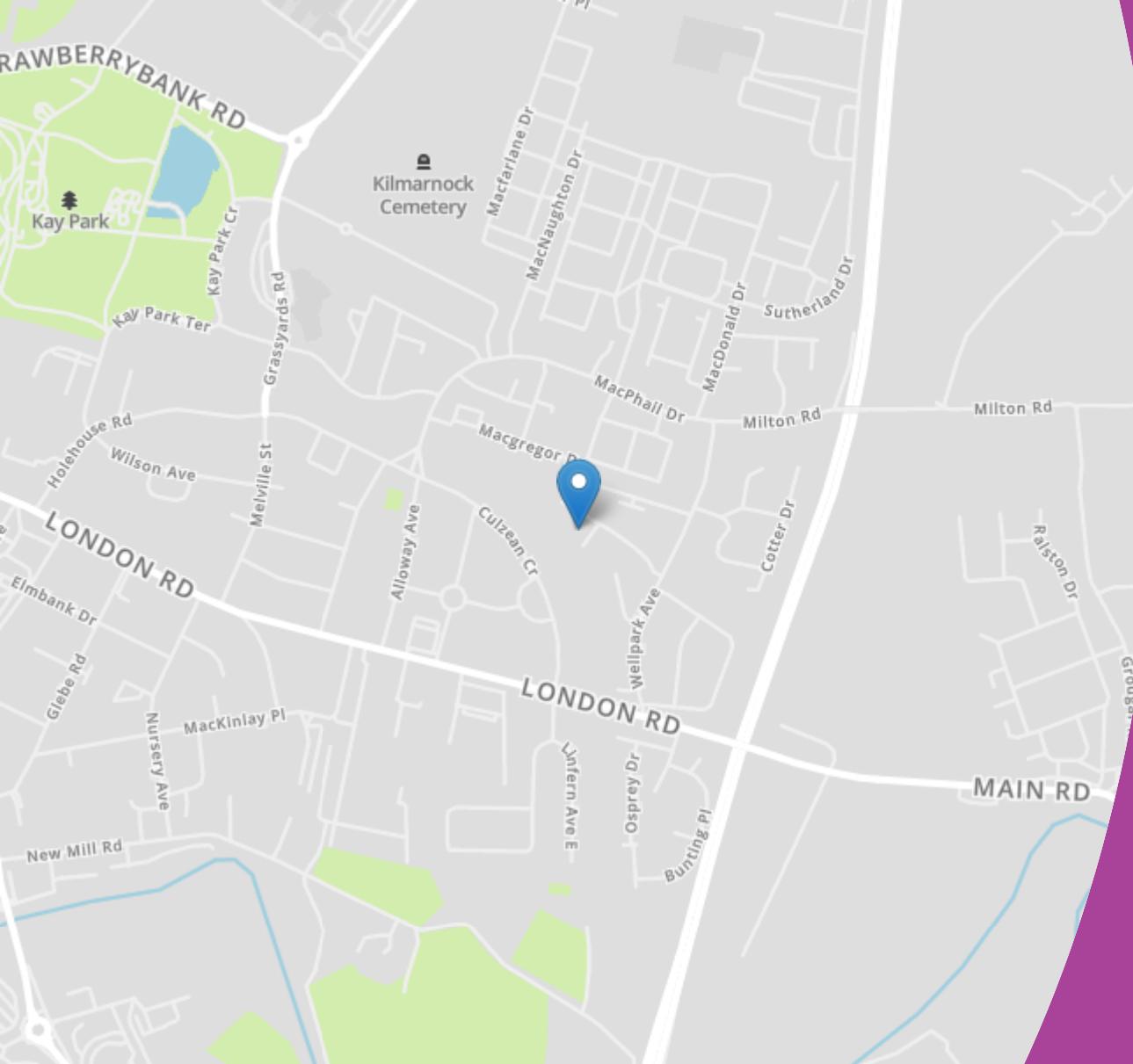
2.71m x 2.09m (8' 11" x 6' 10") Completing the accommodation is the large, stylish three piece family bathroom suite comprising of wash hand basin with vanity storage unit, wc and bath with overbath electric shower. Contemporary wet wall and tiled finish to walls, laminate flooring, ceiling spotlights, practical storage cupboard and rear facing opaque double glazed window.

#### Externally

Externally the property offers generous garden grounds to the front and rear with monobloc driveway to the front providing ample off street parking leading to the integral garage with up and over door access. with lawn to the side and decorative shrubs and trees. The front gardens offer a manicured lawn bordered by mature shrubbery. To the side and rear is generous landscaped wraparound gardens comprising of monobloc patio area and pathway, manicured lawn and a great selection of mature shrubbery.

#### Disclaimer

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