



# 2 Fisher Court

Knockentiber  
Kilmarnock, KA2 0DS  
P.O.A.

**GREIG**  
*Residential*



# Fisher Court

Knockentiber, Kilmarnock, KA2 0DS

Perfectly positioned on a preferred corner plot with a rarely available cul de sac, this substantial four bedroom detached villa is the epitome of the ideal family home. Boasting an unrivalled amount of all on the level flexible accommodation, this superb villa has been intricately finished to show home condition offering stylish decor and modern fixtures and fittings throughout. Complimented by wrap around low maintenance gardens with ample off street parking and an integral garage.

Located in the ever popular village of Knockentiber offering direct access to local amenities and with Kilmarnock and Kilmaurs only a short drive away, this is sure to impress even the most discerning of buyers.





#### Hallway

2.41m x 12.93m (7' 11" x 42' 5") Access is given via an outer anthracite composite double front door to a welcoming entrance hallway boasting fresh white decor and laminate flooring. The hallway gives access to the lounge, dining room, kitchen, four bedrooms, wc/cloaks and bathroom.

#### Lounge

6.61m x 7.99m (21' 8" x 26' 3") Impressive main apartment offering contemporary soft decor complete with detailed panelling, plentiful space for free standing furniture, contemporary grey laminate flooring and a double glazed window to the front and side.

#### Dining Room

3.80m x 4.57m (12' 6" x 15' 0") Spacious dining room boasting contemporary decor, plentiful space for dining table and chairs, tiled flooring, double glazed patio doors overlooking and providing access to the garden and a door leading to the kitchen.

#### Kitchen/Dining

6.24m x 3.85m (20' 6" x 12' 8") Fully fitted modern kitchen complete with cream shaker style wall and base units providing ample storage with contrasting black work surface, integrated double oven, feature island with superb gas hob and hood, composite sink and drainer, plumbing and space for fridge freezer, neutral decor, tiled flooring and two double glazed windows to the rear.

#### Utility Room

1.58m x 2.65m (5' 2" x 8' 8") Practical utility comprising of a additional work surface space, plumbing and space for a washing machine and tumble drier, stainless steel sink and drainer, neutral decor, tiled flooring, double glazed window to the side and a door leading to the rear garden.

#### Family Room/Bedroom Four

4.79m x 3.55m (15' 9" x 11' 8") Flexible use room boasting contemporary grey decor, newly fitted media wall offering additional storage, modern resin flooring and a double glazed window to the front.

#### Wc

1.49m x 2.39m (4' 11" x 7' 10") Newly fitted WC comprising of a wash hand basin with vanity unit, wc, soft white marble tiling with gold finishes, tiled flooring and a double glazed opaque window to the front.

#### Bedroom One

4.09m x 4.17m (13' 5" x 13' 8") The impressive master bedroom is a superb king size boasting neutral decor with a stunning feature wall, practical shelved and hanging storage space, fitted carpet, double glazed window to the side and access to en-suite facilities.

#### En-suite

3.61m x 2.42m (11' 10" x 7' 11") Stylish en-suite comprising of a wash hand basin and vanity unit, wc, bidet, double shower cubicle, chrome heated towel rail, stylish tiling to walls and flooring, and a double glazed opaque window to the rear.

#### Bedroom Two

3.61m x 3.58m (11' 10" x 11' 9") A spacious double bedroom with contemporary modern decor, practical double door fitted wardrobes, fitted carpet and a double glazed window to the side.

#### Bedroom Three

3.11m x 4.55m (10' 2" x 14' 11") Bedroom three is a generous double bedroom offering fresh white decor, currently utilised as a dressing room, double door fitted wardrobes, laminate flooring and a double glazed window to the side.

#### Bathroom

3.61m x 2.08m (11' 10" x 6' 10") Completing the accommodation is the family bathroom comprising of a wash hand basin, free standing bath, corner shower cubicle, contemporary neutral tiling with decorative border, ceiling spotlights, chrome heated towel rail, tiled flooring and a double glazed opaque window to the side.

#### Externally

Situated on a generous corner plot boasting spacious wraparound landscaped gardens complete with a well manicured lawn to the front and a mono blocked driveway allowing for ample of street parking and leading to the integral garage. The rear garden has been designed with ease of maintenance in mind being fully laid to chip perfect for al fresco dining and entertaining.

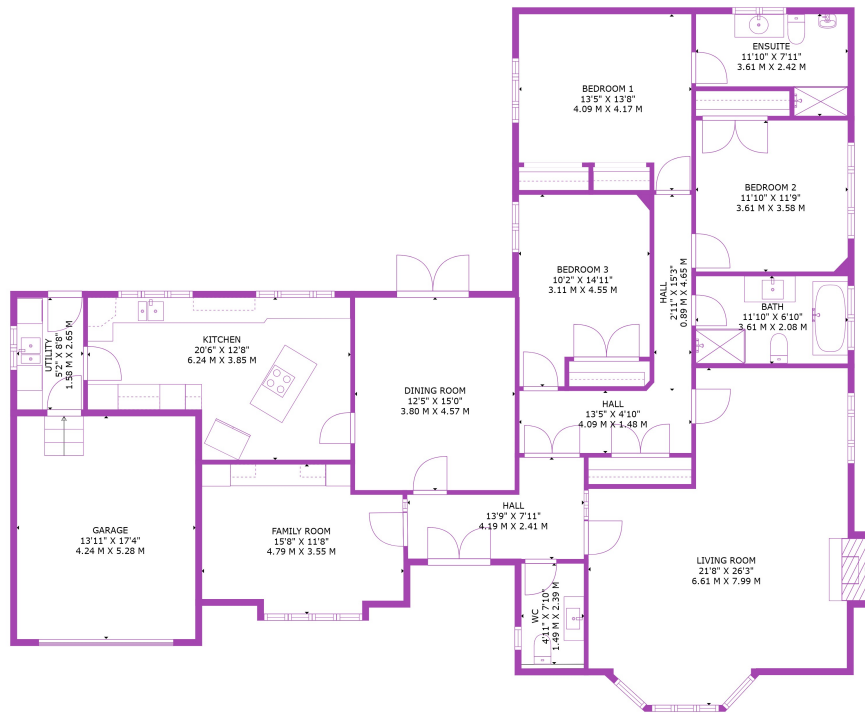
#### Council Tax Band

Band F

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Total scanned area: 2402 sq. ft

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