



21 The Old School Yard

Auchinleck

Cumnock, KA18 2DF

P.O.A.

GREIG
Residential



The Old School Yard

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Presented in first class condition throughout is this modern, seldom available four bedroom semi detached villa boasting a head of cul de sac position within a tranquil exclusive development within Auchinleck with open leafy outlooks providing a semi-rural feel whilst retaining ease of access to all amenities and transport links including local train station. Built by the reputable Viga Homes, this pristine villa is complete with contemporary decor and exquisite finishes with flexible generous accommodation over two levels. Set on a substantial corner plot with ample off street parking and large landscaped private gardens this is the perfect family home.





Hallway

5.37m x 2.16m (17' 7" x 7' 1") Access via an outer double glazed UPVC door into the impressive vaulted ceiling hallway providing door access to the lounge, bathroom and two ground floor bedrooms. Crisp white decor, contemporary laminate flooring, carpeted staircase to the upper level and two practical storage cupboards.

Formal Lounge

4.11m x 4.02m (13' 6" x 13' 2") Stunning, generously proportioned main apartment comprising of neutral decor with stylish wall paneling, laminate flooring and door access to kitchen. Double glazed French doors leading out into the rear gardens and plentiful space for freestanding furniture.

Kitchen

3.40m x 2.71m (11' 2" x 8' 11") Contemporary fully fitted kitchen offering a range of stylish wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, integrated appliances including oven, ceramic hob, hood, fridge/freezer, washing machine and dishwasher. Breakfast bar seating area, modern crisp white decor, vinyl flooring and ceiling spotlights. Double glazed window to the rear.

Bedroom Three

3.83m x 3.43m (12' 7" x 11' 3") A flexible use apartment which could lend itself as a sitting room/play room/home office, this generous double bedroom positioned on the ground floor is complete with crisp white decor, fitted carpet and a double glazed window to the front.

Bedroom Four

3.54m x 2.72m (11' 7" x 8' 11") Double bedroom offering fitted mirrored door wardrobes providing storage space, contemporary stylish decor, fitted carpet and double glazed window to the front. A ground floor bedroom.

Bathroom

3.35m x 1.53m (11' 0" x 5' 0") Conveniently located on the ground floor, the three piece family bathroom suite comprises of wash hand basin with vanity storage, wc and bath with overhead electric shower. Stylish wet wall finish to walls, white decor, LVT flooring and double glazed opaque window to the side.

Bedroom One

6.05m x 2.49m (19' 10" x 8' 2") On the upper level the master bedroom is a sizeable double with neutral decor and fitted carpet, dual aspect double glazed Velux windows to the front and rear and ample space for a range of furniture.

Bedroom Two

5.11m x 3.01m (16' 9" x 9' 11") The second double bedroom is front facing with a double glazed dormer window, neutral decor, fitted carpet and fitted mirrored door wardrobes.

Shower Room

2.16m x 1.87m (7' 1" x 6' 2") Completing the accommodation is the three piece shower room located on the upper level comprising of wash hand basin, wc and shower cubicle with mains overhead shower. Crisp white decor, LVT flooring, ceiling spotlights and double glazed Velux window to the rear.

External

Positioned on a sizeable corner plot, this family villa boasts large wraparound garden grounds. The front gardens offer a bedding plant area with paved pathway and monobloc driveway providing off street parking. The impressive rear gardens comprise of an expansive well manicured lawn, a sizeable chipped area and modern paved patio. The rear gardens are enclosed by fencing allowing for a safe and peaceful outdoor family space.

Council Tax

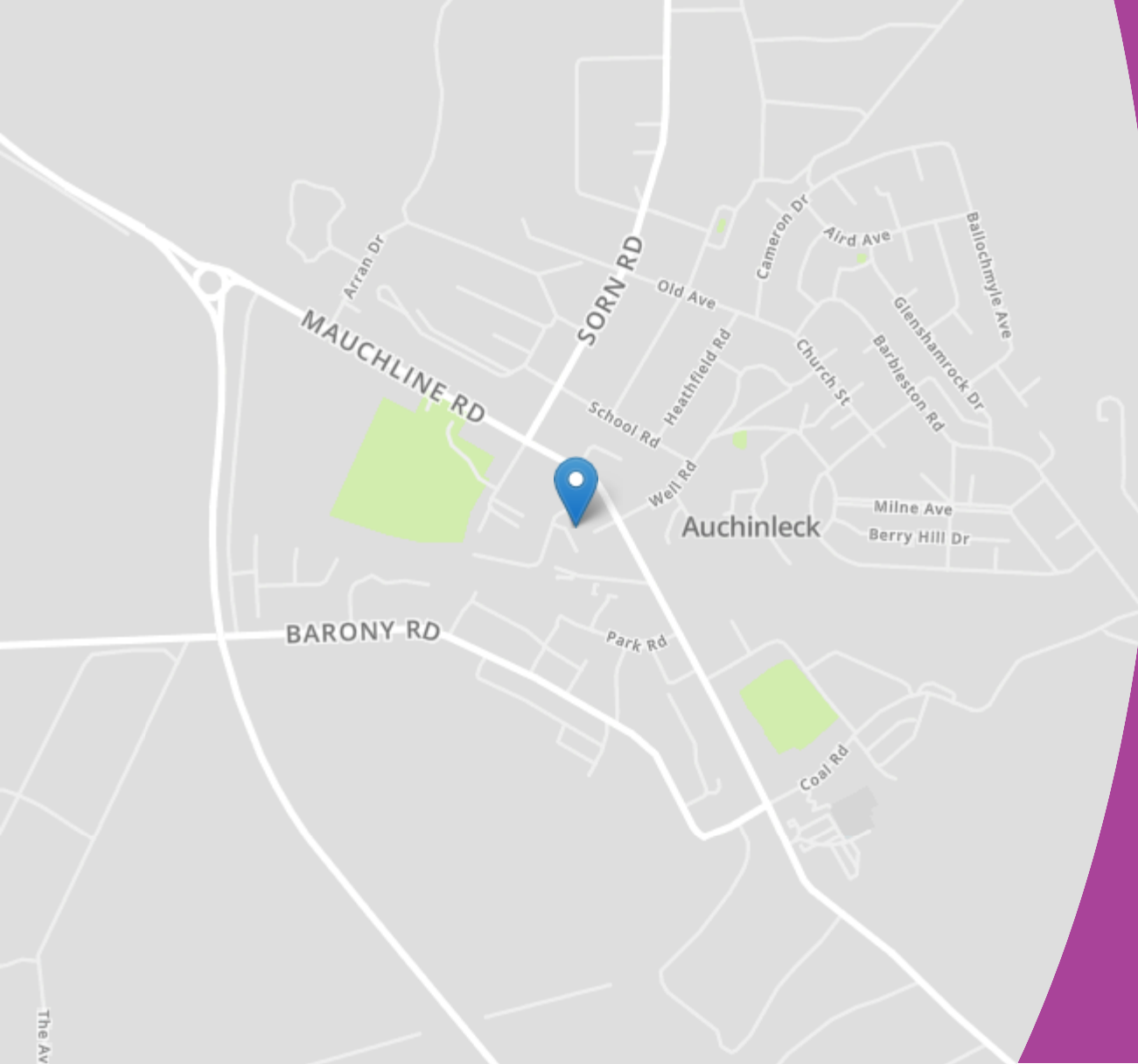
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