



8 Rousay Wynd
Kilmarnock, KA3 2GP
Offers Over £229,995

GREIG
Residential



Rousay Wynd

Kilmarnock, KA3 2GP

Perfectly positioned on the Northern periphery of Kilmarnock within the popular Southcraigs area, this superb four bedroom two public room detached villa is the epitome of modern family living. Boasting flexible accommodation over two levels having been internally extended, this impressive villa has been beautifully upgraded by the current owners with contemporary stylish decor & modern fixtures and fittings. Situated on an generous plot providing private landscaped gardens & ample off street parking.

Located within ease of access to popular schooling and with direct transport links via the M77 to Ayr and Glasgow, this is the ideal family home and is sure to impress even the most discerning of buyers.





Hallway

With access via the outer UPVC door, the welcoming entrance hallway provides door access to the formal lounge and sitting room/downstairs bedroom, with neutral decor, laminate flooring and carpeted staircase leading to the upper level.

Formal Lounge

The generously proportioned main apartment is complete with soft stylish decor and laminate flooring, practical storage cupboard and double glazed window to the front. Plentiful space for freestanding furniture and access to dining kitchen.

Sitting Room/Bedroom

Formerly the integral garage, this generous apartment on the lower level is a flexible use room, currently utilised as a play room but could lend itself to a multitude of uses including ground floor double bedroom. Fresh soft decor, laminate flooring and front facing double glazed window.



Dining Kitchen

Beautifully styled dining sized kitchen with a selection of impressive anthracite handle-less wall and base storage units with complimentary marble effect work surfaces, black composite sink and drainer, integrated appliances including induction hob, hood, double oven, fridge/freezer, dishwasher and wine cooler. Feature plinth lighting, breakfast bar seating area, decorative wall paneling and modern decor, laminate flooring and ample space for dining table and chairs. Door to utility room, double glazed window to the rear and double glazed French doors leading out into the rear gardens.

Utility Room

Practical separate utility room providing additional storage units and work surface, plumbing/space for washing machine, neutral decor and laminate flooring. Door access to cloaks/wc, door leading to the rear gardens.

Cloaks/WC

Conveniently located on the ground floor is the two piece cloaks/wc comprising of wash hand basin and wc set with neutral decor, laminate flooring and double glazed opaque window to the side.



Bedroom One

On the upper level the master bedroom is a generous double comprising of feature wall paneling with stylish bedside wall lighting, tasteful decor, laminate flooring, storage cupboard and large fitted wardrobes providing plentiful storage space. Ceiling spotlights, door access to en suite and double glazed window to the front.

Master En Suite

Three piece master en suite shower room comprising of wash hand basin, wc and shower cubicle. Tasteful decor, ceiling spotlights, heated towel rail, tiled flooring and double glazed opaque window to the front.



Bedroom Two

The second double bedroom provides contemporary decor, laminate flooring, fitted storage space and dual aspect double glazed windows to the front and side.

Bedroom Three

Bedroom three is a double room offering soft neutral decor, laminate flooring and double glazed window to the rear overlooking the gardens.

Bedroom Four

A rear facing bedroom complete with contemporary grey decor, laminate flooring and double glazed window.

Bathroom

Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin with vanity storage, wc and bath with mains overhead shower. Tasteful decor, vinyl flooring, heated towel rail, tiling to walls and double glazed opaque window to the rear.

External

Positioned on a generous plot, this family villa boasts private garden grounds to the front and rear which have been landscaped with ease of maintenance in mind. To the front is a sizeable driveway providing plentiful off street parking with a decorative chipped area. The rear gardens comprise of....Solar panels are fitted providing energy efficiency and financial income, electric car charging point is installed to the side of the property.

Council Tax

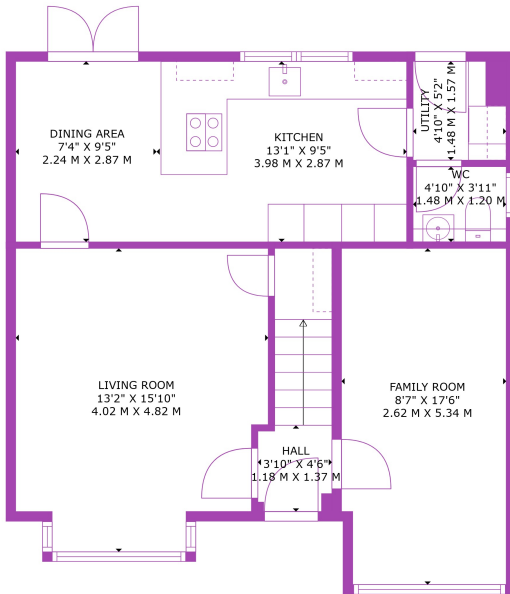
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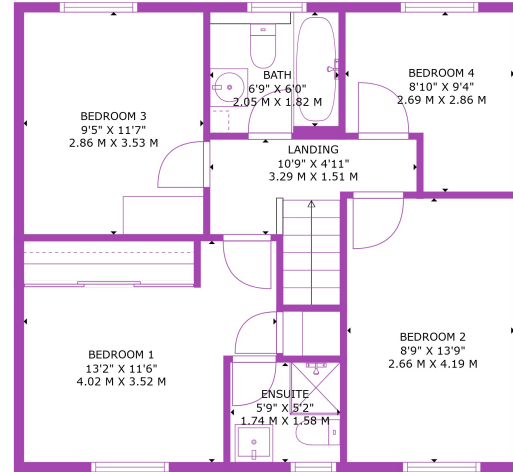
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FLOOR 1



FLOOR 2

Total scanned area: 1352 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

