



3 Stronsay Place  
Kilmarnock, KA3 2JA  
P.O.A.

**GREIG**  
*Residential*



# Stronsay Place

Kilmarnock, KA3 2JA

Greig Residential are delighted to present to the market this spacious three bedroom semi detached villa located in the ever popular Wardneuk area of Kilmarnock, close to local amenities, schooling and with direct transport links to Glasgow. Boasting contemporary open plan accommodation over two levels this property further benefits from a fully glazed conservatory, low maintenance private gardens, off street parking and a garage.

Having been lovingly presented throughout this is the ideal family home and is sure to appeal to a wide range of buyers.





#### Porch/Hallway

3.20m x 1.27m (10' 6" x 4' 2") Access is given via a UPVC double glazed outer door to a welcoming hallway comprising of contemporary decor, practical storage cupboard and solid wood flooring. The hallway gives access to the lounge and cloaks/wc.

#### Lounge

5.11m x 4.18m (16' 9" x 13' 9") Generously proportioned main apartment offering a contemporary open plan layout into dining room/kitchen, neutral decor, gas fire within a decorative surround, ceiling coving, fitted carpet, double glazed window to the front and a carpeted staircase leading to the upper level.

#### Dinning Room/Kitchen

5.11m x 3.56m (16' 9" x 11' 8") Modern fitted kitchen with open plan layout to dining room and living room. The kitchen is complete with ample shaker style wall and base storage units, complimentary oak styled work surface, integrated oven, gas hob and hood, plumbing and space for american fridge freezer, washing machine and dish washer, stainless steel sink and drainer, neutral decor, tiled splashback and laminate flooring.

The spacious open plan dining room offers neutral decor, solid wood flooring and sliding patio doors leading to the conservatory.

#### Conservatory

3.07m x 3.25m (10' 1" x 10' 8") Stunning fully double glazed conservatory adding an additional apartment comprising of neutral decor, laminate flooring, sliding doors leading to the dining room and door access to the gardens.

#### Cloaks/WC

Practical cloaks/wc located on the lower level complete with a white wash hand basin vanity unit, wc, neutral decor, tiling around wash hand basin and wc and solid wood flooring.



#### Bedroom One

4.31m x 3.16m (14' 2" x 10' 4") Generous master bedroom comprising of neutral decor, ceiling coving, fitted carpet and a double glazed window to the front.

#### Bedroom Two

3.61m x 3.13m (11' 10" x 10' 3") Spacious double bedroom with neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the rear.

#### Bedroom Three

3.32m x 2.38m (10' 11" x 7' 10") A smaller double bedroom with neutral decor, over stairs recess, ceiling coving, fitted carpet and a double glazed window to the front.

#### Wet Room

1.94m x 1.91m (6' 4" x 6' 3") Completing the accommodation is the wet room comprising of a white wc, wash hand basin and vanity unit, electric shower, stylish tiling to walls, wet room flooring and a double glazed opaque window to the rear.

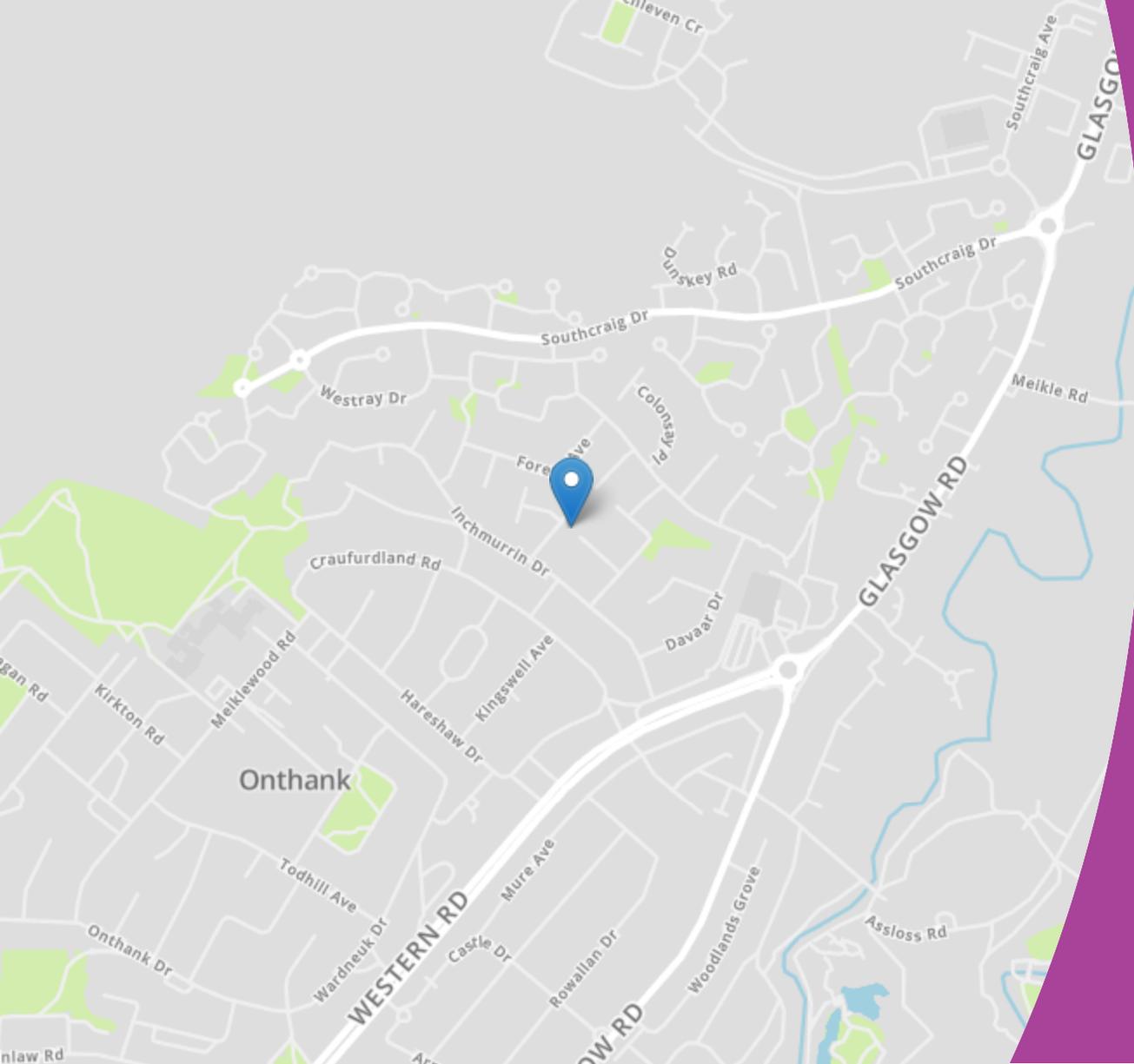
#### Externally

This property boasts private gardens to the front and rear, the front garden is fully chipped with a mono block driveway to the side allowing for ample off street parking and leading to the garage whilst the rear garden has been designed with ease of maintenance in mind being fully paved.

#### Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.

# GREIG *Residential*



53 Main Street, Newmilns

East Ayrshire

KA16 9DA

07961 746182

[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)