



40 Ladeside Road

Kilmaurs  
Kilmarnock, KA3 2TB  
P.O.A.

**GREIG**  
*Residential*





# Ladeside Road

Kilmaurs, Kilmarnock, KA3 2TB

Greig Residential are delighted to present to the market this immaculate, three bedroom semi detached villa offering modern decor throughout. Comprising of lounge, dining sized kitchen, three double bedrooms and a family bathroom. Positioned on a generous plot with a sizeable driveway to the side, a practical detached garage and spacious front and rear gardens, this is sure to impress a wide range of buyers. Located in a popular residential area of Kilmaurs with ease of access to local amenities this could make the ideal family home.





### Hallway

1.94m x 1.88m (6' 4" x 6' 2") Access into hallway via outer UPVC double glazed door. The hallway is complete with stylish grey laminate flooring, carpeted staircase to upper level, contemporary neutral decor, ceiling coving, oak double door access to lounge and door access to dining kitchen and cloakroom/storage room. Decorative front facing double glazed window.

### Lounge

5.75m x 3.25m (18' 10" x 10' 8") Generously proportioned main apartment with stylish decor, feature electric fireplace within decorative marble surround, fitted carpet, ceiling coving and dual aspect double glazed windows to the front and rear.

### Cloakroom/Storage Room

1.91m x 1.88m (6' 3" x 6' 2") Useful space currently being used as a storage room/cloak room with potential to offer a downstairs wc/shower room or small office. Comprising of plentiful hanging space, fitted carpet and a double glazed window to the front.



### Kitchen

3.72m x 2.80m (12' 2" x 9' 2") Dining sized contemporary white gloss fitted kitchen offering oak effect work surfaces, integrated oven, ceramic hob and cooker hood, integrated fridge freezer and washing machine, laminate flooring, ceiling spot lights, stainless steel sink and drainer, two large pantry storage cupboards, crisp white decor and a double glazed window to the rear with open countryside outlooks.

### Bedroom One

3.94m x 3.29m (12' 11" x 10' 10") Generous double bedroom with soft contemporary decor, deep fitted mirrored door wardrobes, ceiling coving, fitted carpet and a double glazed window to the front.

### Bedroom Two

3.95m x 2.88m (13' 0" x 9' 5") The second bedroom is a spacious double with contemporary decor, laminate flooring, ceiling coving and a double glazed window to the front.





### Bedroom Three

2.97m x 2.29m (9' 9" x 7' 6") The third double bedroom, currently being used as a dressing room offers contemporary decor, storage cupboard, laminate flooring and a double glazed window to the rear with open countryside outlooks.

### Upper Landing

2.84m x 1.74m (9' 4" x 5' 9") "L" shaped upper landing providing access to all three double bedrooms and shower room. Complete with fitted carpet, neutral decor, ceiling coving and a double glazed window to the rear with open countryside outlooks.

### Shower Room

1.87m x 1.65m (6' 2" x 5' 5") Three piece family bathroom offering double walk in shower with electric shower, white wc, wash hand basin and vanity unit, stylish wet wall finish to walls, click vinyl flooring and a double glazed opaque window to the rear.



### External

The property boasts spacious front and rear private gardens, a detached garage and a large driveway to the side of the property. The front garden has been designed with ease of maintenance in mind with a fully chipped finish and a paved pathway leading to the front door. The rear garden offers a large, safe outdoor space with a well manicured lawn, patio area and stunning countryside outlooks.

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