



5 Lochmaben Wynd
Kilmarnock, KA3 6FQ
P.O.A.

GREIG
Residential



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Perfectly positioned on the Northern periphery of Kilmarnock within the highly desired Southcraigs estate, this charming three bedroom detached villa boasts spacious accommodation over two levels. The impressive villa has been beautifully presented by the current owner with neutral modern decor throughout. Situated on an sizeable plot providing private landscaped gardens, off street parking and an integral garage.

Located within ease of access to local amenities, 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.





Porch

1.40m x 1.11m (4' 7" x 3' 8") Practical entrance porch accessed via the modern anthracite UPVC door with a double glazed window to the side and laminate flooring provides door access to hallway.

Hallway

2.25m x 1.80m (7' 5" x 5' 11") Welcoming hallway complete with neutral decor and laminate flooring, door access to formal lounge, kitchen/dining and cloaks/wc. Carpeted staircase to the upper level.

Formal Lounge

4.55m x 2.96m (14' 11" x 9' 9") Generously proportioned main apartment comprising of soft decor, fitted carpet and feature electric fire set within a marble and oak surround. Double glazed windows to the front and side, ample space for freestanding furniture.

Kitchen/Dining

4.95m x 4.27m (16' 3" x 14' 0") Excellent open plan dining sized fitted kitchen offering a range of wall and base storage units with complimentary work surfaces, integrated gas hob, double oven and hood, stainless steel sink and drainer. Plumbing/space for washing machine and fridge/freezer, large storage cupboard, two double glazed windows to the rear and door leading out into the gardens. Plentiful space for dining table and chairs.

Cloaks/WC

1.96m x 0.95m (6' 5" x 3' 1") Conveniently located on the ground floor is the two piece cloaks/wc comprising of wash hand basin with vanity storage and wc. White decor, vinyl tile flooring and double glazed opaque window to the side.

Bedroom One

3.70m x 2.97m (12' 2" x 9' 9") On the upper level the master bedroom is a sizeable double with soft decor and fitted carpet, two double mirrored door fitted wardrobes providing a wealth of storage space, leading to the master en suite. Double glazed window to the front.

Master En Suite

2.25m x 1.42m (7' 5" x 4' 8") Three piece master en suite shower room, newly fitted within the last two years, comprising of wash hand basin with vanity storage, wc and double shower cubicle. Modern wet wall finish to walls, vinyl tile flooring, ceiling spotlights and heated towel rail. Double glazed opaque window to the side.



Bedroom Two

3.16m x 3.15m (10' 4" x 10' 4") The second double bedroom is complete with a fitted carpet, neutral decor, practical storage cupboard and a front facing double glazed window.

Bedroom Three

2.85m x 2.25m (9' 4" x 7' 5") Bedroom three is a double room with soft neutral decor, fitted carpet and double glazed window to the rear overlooking the gardens.

Shower Room

2.70m x 1.78m (8' 10" x 5' 10") Completing the accommodation is the modern three piece family shower room suite comprising of wash hand basin with vanity storage, wc and double walk in shower cubicle with mains overhead shower. Feature LED mirror, contemporary grey wet will finish to walls, vinyl tile flooring and ceiling spotlights. Double glazed opaque window to the rear. Upgraded within the last two years.

External

Positioned on a generous plot, this family villa boasts private garden grounds to the front and rear. The front gardens are laid to chips with a selection of manicured shrubbery and small trees. Monobloc pathway leading to the entrance door and driveway providing ample off street parking, leading to the integral garage with up and over door access. The beautiful, large rear gardens offer two manicured lawns with paved patio and bedding areas complete with shrubs. Enclosed by fencing, the rear gardens allow for a safe and peaceful outdoor family space.

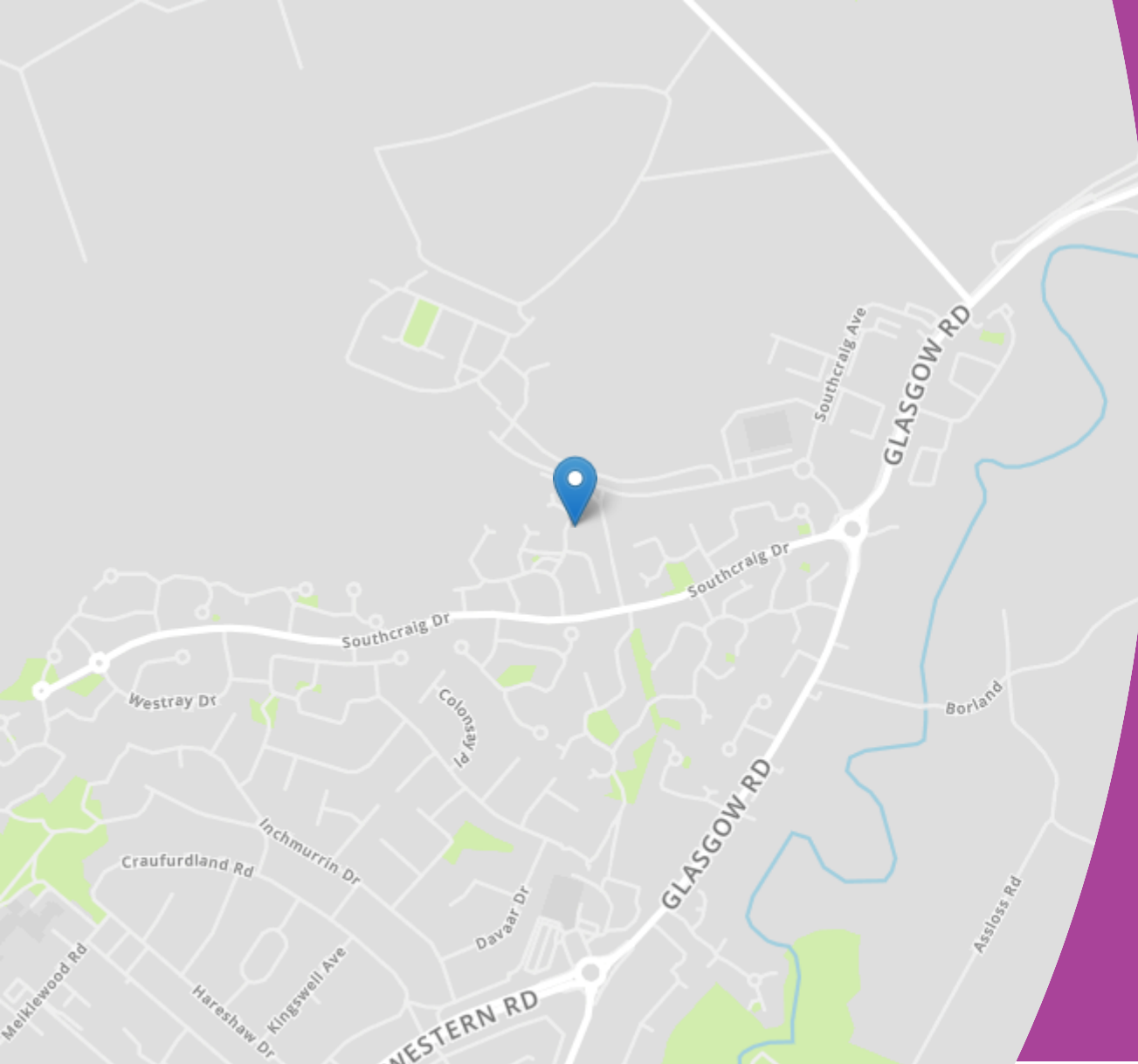
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