



10 Cuillin Place  
Kilmarnock, KA1 3UH  
Offers Over £99,995

**GREIG**  
*Residential*



## Cuillin Place

Kilmarnock, KA1 3UH

Proudly presenting this impressive three bedroom modern terraced villa boasting high specification fixtures, fittings & decor throughout having been upgraded and lovingly maintained by the current owners. Located within the ever popular Bellfield area of Kilmarnock, ideally positioned close to schooling, town centre and M77 transport links, this villa is sure to appeal to a wide range of purchasers. Further enhanced by large private driveway and low maintenance landscaped rear gardens, early viewings are advised.





## Hallway

2.88m x 2.09m (9' 5" x 6' 10") With access via the outer grey composite door, the welcoming entrance hallway is complete with contemporary grey decor, white marble effect floor tiling and door access to lounge and kitchen. Carpeted staircase to the upper level.

## Lounge

5.70m x 3.25m (18' 8" x 10' 8") The formal lounge is a generously proportioned main apartment offering stylish neutral decor, fitted carpet and ceiling spotlights. Dual aspect double glazed windows to the front and rear, plentiful space for freestanding furniture.

## Kitchen

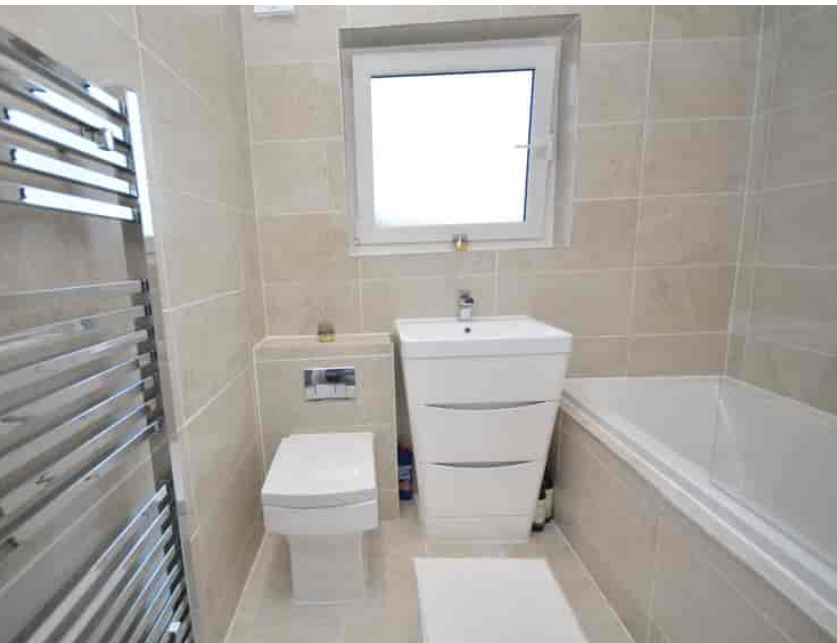
3.70m x 2.70m (12' 2" x 8' 10") Beautiful fully fitted kitchen offering a range of modern white shaker wall and base storage units with complimentary work surfaces, 'Lamona' white composite sink and drainer, integrated oven, microwave, gas hob, fridge/freezer and dishwasher. Plumbing/space for washing machine, practical storage cupboard, ceiling spotlights, neutral decor and marble effect floor tiling. Double glazed window to the rear and door leading out into the rear gardens.

## Bedroom One

4.18m x 2.90m (13' 9" x 9' 6") On the upper level the master bedroom is a generous double complete with crisp white decor, ceiling spotlights and fitted carpet. Useful storage cupboard and double glazed window to the front.

## Bedroom Two

4.47m x 2.80m (14' 8" x 9' 2") The second double bedroom offers contemporary navy and grey decor, fitted carpet and ceiling spotlights. Rear facing double glazed window overlooking the private gardens.



## Bedroom Three

3.85m x 2.12m (12' 8" x 6' 11") Bedroom three is a double room currently utilised as a dressing room offering neutral decor, fitted carpet, ceiling spotlights and double glazed window to the rear.

## Bathroom

2.10m x 1.90m (6' 11" x 6' 3") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin with modern vanity storage, wc and bath with mains overhead shower. Contemporary tiling to walls and floor, ceiling spotlights, heated towel rail and double glazed opaque window to the rear.

## External

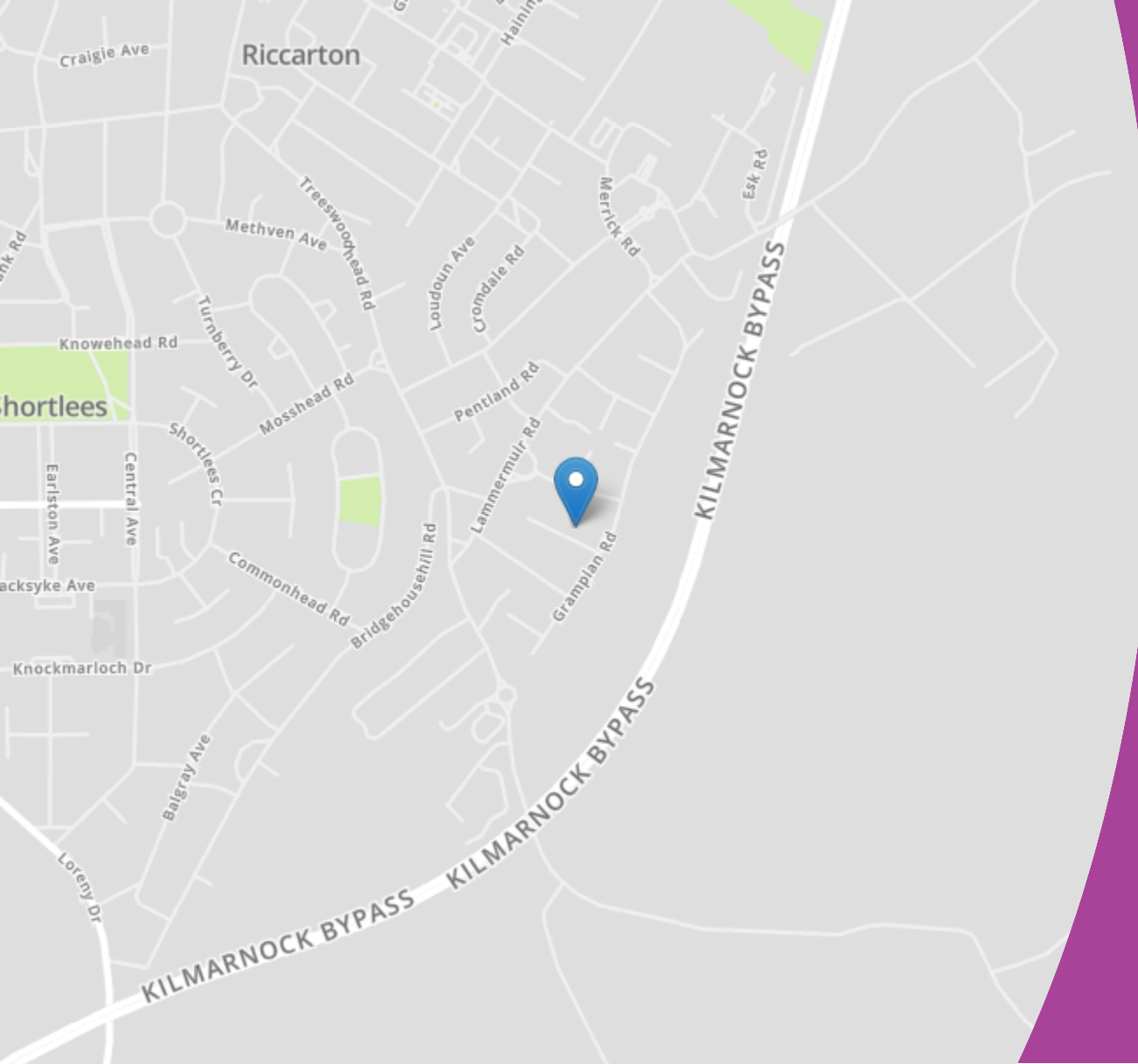
Positioned on a generous sized plot, this family home boasts private garden grounds to the front and rear. The front gardens are laid to chips providing plentiful off street parking. The rear gardens have been landscaped with ease of maintenance in mind comprising of a generous artificial lawn bordered by chips and modern raised decked patio. Enclosed by fencing the rear gardens provide a safe and peaceful outdoor family space.

## Council Tax`

Band B

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