



# 22 Plann Road

Knockentiber

Kilmarnock, KA2 0EN

Offers Over £195,000

**GREIG**  
*Residential*



# Plann Road

Knockentiber, Kilmarnock, KA2 0EN

Boasting a prominent position on a preferred corner plot, this substantial four bedroom detached villa ticks all the boxes for modern family living. Complete with spacious versatile accommodation over two levels, lovingly presented by the current owner with neutral decor and modern fixtures and fittings throughout. This superb villa is also complemented by an extensive wrap around, low maintenance gardens and ample off street parking.

Offering an idyllic semi rural location whilst being within ease of access to Crosshouse, Kilmarnock and Kilmaurs, all providing a wide variety of local amenities, schooling and transport links, this is sure to impress even the most discerning of buyers.





#### Porch

1.19m x 1.84m (3' 11" x 6' 0") Access is given via an outer UPVC double glazed door to a welcoming entrance porch offering crisp white decor, vinyl flooring and an internal security glazed door leading to the hallway.

#### Hallway

3.71m x 3.74m (12' 2" x 12' 3") Impressive spacious hallway boasting neutral decor, practical under stairs storage cupboard and fitted carpet. The hallway gives access to the lounge, kitchen, down stairs bedroom/public room, wc and a galleried carpeted staircase leads to the upper level.

#### Lounge

4.64m x 3.95m (15' 3" x 13' 0") Generously proportioned main apartment offering contemporary neutral decor with a partially open plan layout to the dining room, plentiful space for free standing furniture, fitted carpet and a full length double glazed feature window to the front.

#### Dining Room

3.94m x 2.69m (12' 11" x 8' 10") Superb dining room featuring a partial open plan layout to the lounge, contemporary neutral decor, fitted carpet and double glazed french doors overlooking and providing access to the rear garden.

#### Kitchen

5.18m x 3.66m (17' 0" x 12' 0") Stylish dining sized kitchen comprising of ample wall and base storage units complete with complementary work surface, integrated oven, gas hob and hood, integrated fridge freezer and dish washer, stainless steel sink and drainer, neutral decor, plentiful space for free standing furniture, oak effect vinyl flooring, double glazed window to the rear and access to utility room.

#### Utility Room

1.72m x 2.63m (5' 8" x 8' 8") Practical utility room comprising of additional base units with complementary work surface, plumbing and space for a washing machine and tumble drier, stainless steel sink and drainer, neutral decor, practical storage cupboard, vinyl flooring, double glazed window to the side and a door leading to the rear garden.

#### Cloaks/wc

2.15m x 0.81m (7' 1" x 2' 8") Conveniently located on the lower level the stylish wc comprises of a wash hand basin, wc, contemporary decor, tiled flooring and a double glazed window to the front.

#### Bedroom Four/Family Room

3.69m x 3.30m (12' 1" x 10' 10") Flexible use room located on the lower level offering contemporary neutral decor, plentiful space for free standing furniture, fitted carpet and a feature full length window to the front.

#### Bedroom One

4.00m x 3.30m (13' 1" x 10' 10") Impressive master bedroom offering neutral decor, fitted carpet, double glazed dormer to the front and access to en-suite facilities.

#### En-suite Shower Room

2.59m x 2.17m (8' 6" x 7' 1") Stylish en-suite comprising of a wash hand basin and wc combination unit, shower cubicle with mains shower, contemporary decor, tiled around shower, tiled flooring and a double glazed opaque window to the rear.

#### Upper Landing

3.78m x 3.60m (12' 5" x 11' 10") Galleried upper landing offering neutral decor, fitted carpet and offers access to three bedrooms, bathroom and a feature turning stair case leads to the lower level.

#### Bedroom Two

3.94m x 3.29m (12' 11" x 10' 10") A spacious double bedroom with contemporary decor, fitted wardrobes offering plentiful storage, fitted carpet and a double glazed dormer to the front.

#### Bedroom Three

3.95m x 2.68m (13' 0" x 8' 10") A good sized double bedroom offering contemporary decor, practical fitted wardrobes, fitted carpet and a double glazed dormer to the rear.

#### Bathroom

2.10m x 1.97m (6' 11" x 6' 6") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead shower, contemporary decor, tiled to walls and flooring and a double glazed window to the rear.

#### Externally

This property is situated on a generous corner plot offering wrap around gardens and off street parking. The garden has been designed with ease of maintenance in mind being mainly laid to chip, an area laid to astro turf and a paved patio perfect for al fresco dining and entertaining.

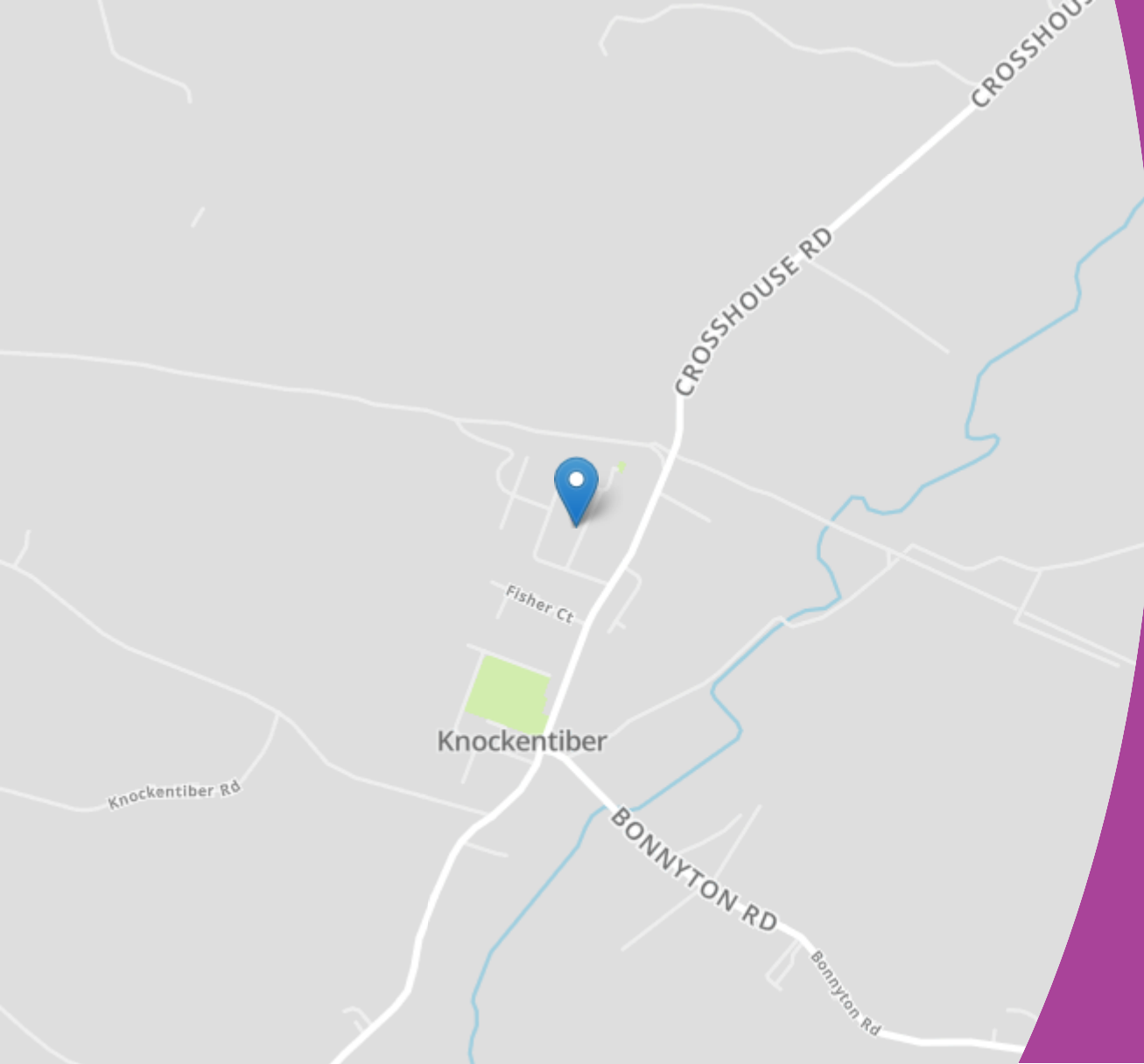
#### Council Tax Band

Band E

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