



3 Colonsay Place
Kilmarnock, KA3 2JU
Offers Over £159,995

GREIG
Residential



Colonsay Place

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Ideally situated within the ever popular Wardneuk area of Kilmarnock, this modern three bedroom semi detached villa has been thoughtfully extended by the current owner providing a wealth of additional family accommodation. This impressive villa boasts a spacious modern open plan layout with flexible accommodation complete with stylish neutral decor and modern fixture and fittings throughout. Complemented with low maintenance private gardens and ample off street parking. Situated on the periphery of Kilmarnock town centre with ease of access to local amenities, preferred schooling and direct access to Glasgow and Ayr via the M77, this is the ideal family home and is sure to impress all who view.





Hallway

1.85m x 1.91m (6' 1" x 6' 3") ds Access is given via an outer composite door to a welcoming entrance hallway boasting neutral decor and a fitted carpet. The hallway gives access to the lounge and a carpeted staircase leads to the upper level.

Lounge

4.11m x 4.06m (13' 6" x 13' 4") Generously proportioned main apartment offering a modern open plan layout to the kitchen/dining room, soft neutral decor, feature electric fire place, plentiful space for free standing furniture, fitted carpet and double glazed window to the front.

Kitchen/Dining Room

5.09m x 3.62m (16' 8" x 11' 11") Boasting a superb open plan layout to the lounge and sitting room, the generous fully fitted dining sized kitchen is complete with white shaker style wall and base units providing ample storage with complementary light oak effect worksurface, integrated oven, induction hob, plumbing and space for fridge freezer and dish washer, composite sink and drainer, neutral decor, under cabinet lighting, oak flooring, a double glazed window to the side and a door leading to the rear hallway.

Sitting Room

3.33m x 3.68m (10' 11" x 12' 1") The rear sitting room offers soft neutral decor, ceiling coving, stylish wall lighting, ceiling coving, oak flooring and a double glazed window to the rear overlooking the garden.

Rear Hallway

1.33m x 3.69m (4' 4" x 12' 1") The rear hallway provides neutral decor, two double glazed windows to the side, door leading to the utility and two UPVC outer doors to the side and rear garden.

Utility Room

2.15m x 2.55m (7' 1" x 8' 4") Practical utility room comprising of additional work surface space, plumbing and space for washing machine, tumble drier and fridge freezer, laminate flooring, double glazed window to the front and access to the shower room.

Shower Room

2.15m x 2.59m (7' 1" x 8' 6") Conveniently located on the lower level, the stylish shower room comprises of a wash hand basin, wc, shower cubicle, heated towel rail, tiling to walls and flooring, ceiling spotlights and a double glazed opaque window to the rear.

Bedroom One

3.11m x 4.21m (10' 2" x 13' 10") The generous master bedroom is complete with modern decor, practical storage cupboard, fitted carpet and a double glazed window to the front.

Bedroom Two

3.11m x 3.64m (10' 2" x 11' 11") A spacious double bedroom offering neutral decor, fitted carpet and a double glazed window to the rear.

Bedroom Three

2.40m x 3.12m (7' 10" x 10' 3") A good sized bedroom with soft neutral decor, fitted carpet and a double glazed window to the front.

Bathroom

1.88m x 2.00m (6' 2" x 6' 7") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead shower, chrome heated towel rail, modern tiling to walls and flooring and a double glazed opaque window to the side.

Externally

This property boasts beautifully landscaped gardens to the front and rear, the front garden has been designed with a well manicured lawn, mature shrubbery and a mono block driveway allowing for ample off street parking. Whilst the rear garden has been completed with ease of maintenance in mind being fully laid to chip with an area laid to astro turf allowing plentiful space for entertaining and al fresco dining.

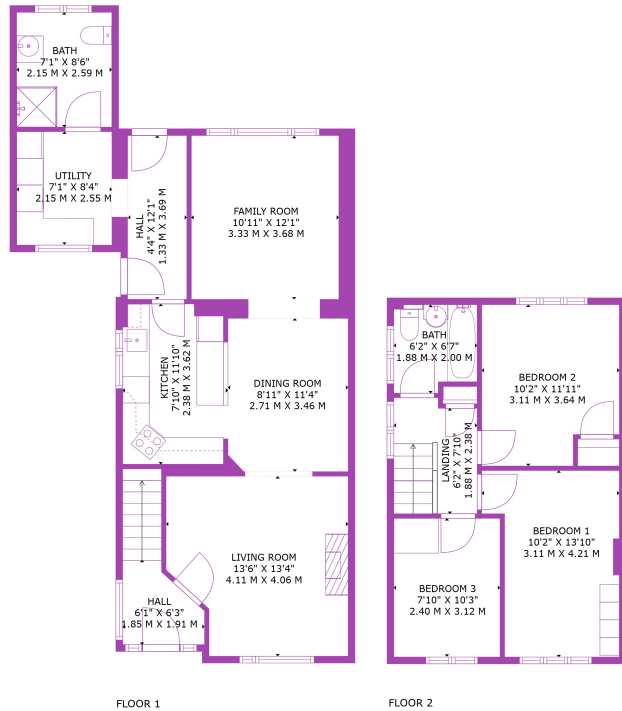
Council Tax Band

Band D

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Total scanned area: 1297 sq. ft

Sizes And Dimensions Are Approximate. Actual May Vary. © Four Walls Media

