



2 Edradour Road  
Kilmarnock, KA3 1UG  
P.O.A.

**GREIG**  
*Residential*





# Edradour Road

Kilmarnock, KA3 1UG

Ideally positioned within the highly sought after John Walker Estate, this superb three bedroom semi detached villa offers everything required for modern family living. Constructed by the well regarded Taylor Wimpey, the property boasts a generous and well designed layout over two levels, complemented by neutral décor and contemporary fixtures and fittings throughout. Further highlights include ample off street parking and spacious, private gardens. Conveniently located on the outskirts of Kilmarnock town centre, the home provides easy access to a wide range of local amenities, schools, and transport links, making it an ideal choice for a broad spectrum of buyers and certain to impress all who view.





### Hallway

1.49m x 0.92m (4' 11" x 3' 0") Access is given to a welcoming entrance hallway boasting neutral decor, practical storage cupboard and fitted carpet. The hallway gives access to the lounge, kitchen, wc and a carpeted staircase leads to the upper level.

### Lounge

4.66m x 3.95m (15' 3" x 13' 0") Generously proportioned main apartment offering neutral decor, fitted carpet and double glazed French doors to the rear overlooking and providing access to the rear garden.

### Kitchen

2.49m x 2.69m (8' 2" x 8' 10") Fully fitted kitchen complete with ample wall and base storage units, complimentary work surface, integrated oven, gas hob and hood, dish washer and fridge freezer, stainless steel sink and drainer, neutral decor, vinyl flooring and a double glazed window to the front.

### WC

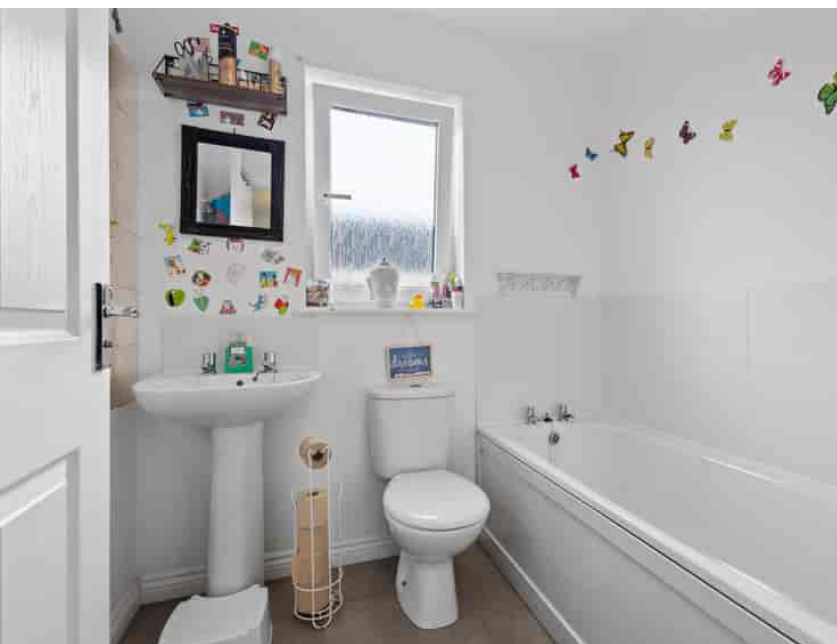
2.49m x 1.96m (8' 2" x 6' 5") Practical wc/cloaks located on the lower level offering a wash hand basin, wc, neutral decor, vinyl flooring and a double glazed window to the side.

### Bedroom One

3.63m x 3.70m (11' 11" x 12' 2") The master bedroom is a generous double offering neutral decor, fitted carpet, a double glazed window to the front and access to en-suite facilities.

### En Suite

1.62m x 1.85m (5' 4" x 6' 1") Stylish en-suite comprising of a wash hand basin, wc, shower cubicle with electric shower, neutral decor with tiling around shower, vinyl flooring and a double glazed window to the front.



### Bedroom Two

2.36m x 3.33m (7' 9" x 10' 11") Spacious double bedroom boasting neutral decor, fitted carpet and a double glazed window to the rear.

### Bedroom Three

2.20m x 3.33m (7' 3" x 10' 11") Bedroom three is a good sized apartment with neutral decor, fitted carpet and a double glazed window to the rear.

### Bathroom

1.75m x 1.98m (5' 9" x 6' 6") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath, neutral decor with stylish half height tiling, vinyl flooring and a double glazed window to the side.

### Externally

This property boasts spacious private gardens to the front and rear, the front garden has been laid to mono block allowing for ample off street parking and bordered by a well manicured lawn whilst the rear garden offers an area laid to astro turf, an area laid to chips and a paved patio perfect for al fresco dining and entertaining.

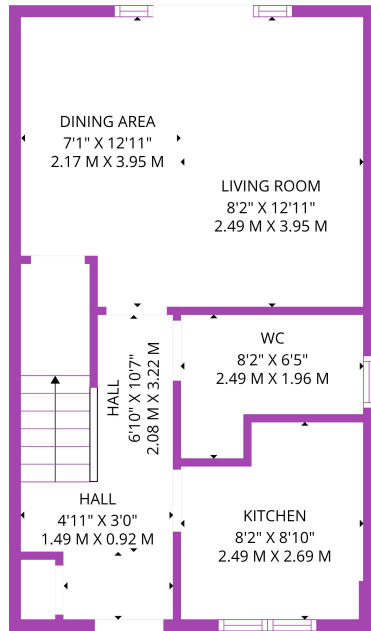
### Council Tax Band

Band D

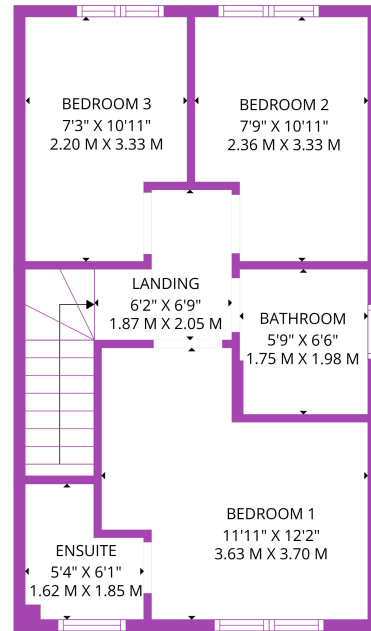
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GROUND FLOOR



1ST FLOOR

**TOTAL: 824 sq. ft, 76 m2**

Ground floor: 412 sq. ft, 38 m2, 1st floor: 412 sq. ft, 38 m2  
EXCLUDED AREAS: WALLS: 72 sq. ft, 8 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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