



50 Fraser Walk
Kilmarnock, KA3 7PH
P.O.A.

GREIG
Residential



Fraser Walk

Kilmarnock, KA3 7PH

Proudly presenting to the market this charming three-bedroom terraced villa situated in the highly sought-after New Farm Loch area of Kilmarnock, conveniently near local amenities, schools, and transport links to Ayr and Glasgow via the M77. Featuring generous living space across two levels, complemented by low maintenance private gardens, this property is sure to appeal to a wide range of buyers from first time home owners to those looking to downsize.





Hallway

6.83m x 1.89m (22' 5" x 6' 2") Access via front outer double glazed composite door into hallway offering neutral décor, fitted carpet, door access to lounge and kitchen, double glazed composite door to the rear with double glazed opaque window to the side and carpeted staircase to upper level.

Lounge

4.41m x 3.44m (14' 6" x 11' 3") Well proportioned main apartment offering neutral décor, fitted carpet, featuring electric fireplace, door access to kitchen and doubled glazed window to the front overlooking communal greenery.

Kitchen

4.44m x 3.19m (14' 7" x 10' 6") Spacious fitted kitchen offering ample wall and base units, stainless steel sink and drainer, plumbing/space for cooker, washing machine and fridge freezer, tiled splashback, storage cupboard, plentiful space for dining table and chairs, vinyl flooring, neutral décor and double glazed window to the rear.



Bedroom One

4.21m x 3.89m (13' 10" x 12' 9") Well proportioned master bedroom offering crisp white décor, fitted carpet and double glazed window to the front.

Bedroom Two

4.22m x 2.76m (13' 10" x 9' 1") Generous double bedroom offering neutral décor, fitted carpet, two storage cupboards and double glazed window to the rear.

Bedroom Three

2.82m x 1.75m (9' 3" x 5' 9") Smaller double bedroom offering neutral décor, fitted carpet, two storage cupboards and double glazed window to the front.

Shower Room

2.03m x 1.75m (6' 8" x 5' 9") Three piece suite comprising of WC, wash hand basin vanity unit and corner shower cubicle with electric shower, contemporary marble effect wet wall, vinyl flooring, ceiling spotlights and double glazed opaque window to the rear.



External

Generous low maintenance private gardens to the rear laid with chips.

On street parking available to the rear.

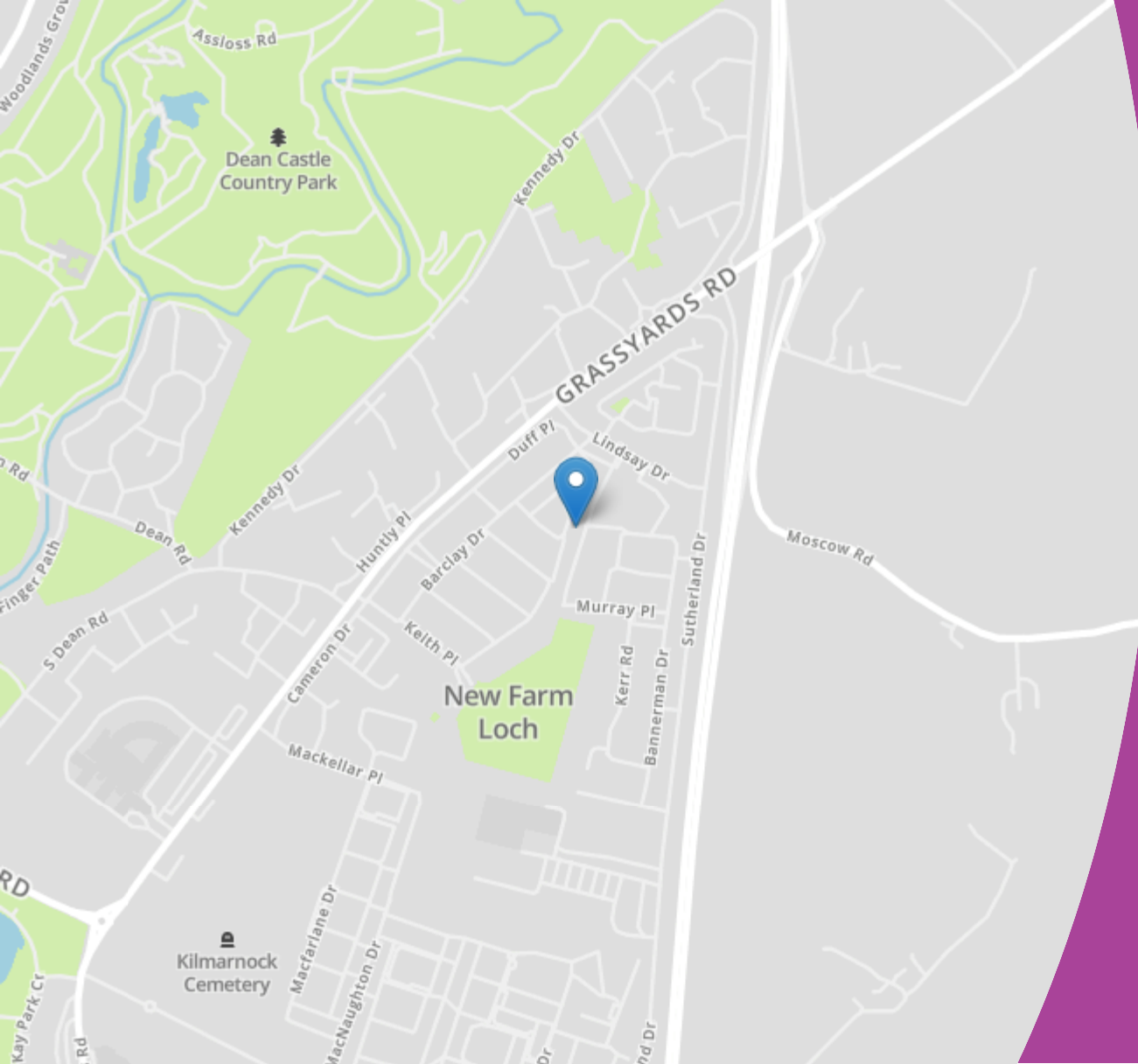
Council Tax Band

Band B

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