



28 Benbecula Road
Kilmarnock, KA3 2LB
P.O.A.

GREIG
Residential



Benbecula Road

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Proudly presenting this rarely available extended three bedroom semi detached villa located in the highly regarded Wardneuk estate in Kilmarnock with ease of access to local amenities, situated in a preferred school catchment area and with direct transport links via the M77 to Ayr and Glasgow. Having been lovingly maintained offering flexible accommodation complete with modern fixture and fittings throughout, complemented by low maintenance private gardens and ample off street parking, this is the ideal family home and is sure to impress all who view.





Hallway

1.93m x 1.78m (6' 4" x 5' 10") Accessed by outer white UPVC door into hallway offering neutral décor, laminate flooring, door access to lounge and carpeted staircase to upper level.

Lounge

4.16m x 4.10m (13' 8" x 13' 5") Generous main apartment offering neutral décor, laminate flooring, double glazed window to the front and door access to kitchen.

Kitchen

6.06m x 2.42m (19' 11" x 7' 11") Fitted kitchen offering wood effect wall and base units with black marble effect work surfaces, integrated five burner gas hob, integrated fridge, stainless steel sink and drainer, plumbing/space for washing machine, dish washer, tumble dryer and freezer, double glazed window to the side, tiled flooring and archway through to dining area.

Dining Room

3.52m x 2.60m (11' 7" x 8' 6") Access from kitchen through archway offering neutral décor, fitted carpet, ceiling spotlights with plentiful space for dining table and chairs.



Home Office

2.31m x 2.18m (7' 7" x 7' 2") Flexible use room access from dining room offering neutral décor, fitted carpet, ceiling spotlights and double patio doors giving access to rear gardens.

Bedroom One

3.44m x 2.67m (11' 3" x 8' 9") Generous double bedroom offering contemporary grey décor, fitted carpet, fitted wardrobe and double glazed window to the front.

Bedroom Two

3.08m x 2.50m (10' 1" x 8' 2") Generous double offering soft neutral décor, fitted carpet and double glazed window to the rear.

Bedroom Three

3.20m x 2.35m (10' 6" x 7' 9") Small double/single bedroom offering contemporary grey décor, fitted carpet and double glazed window to the front.

Bathroom

1.99m x 1.80m (6' 6" x 5' 11") Three piece white suite comprising of WC, wash hand basin combination unit and mains operated shower over bath, tiling to walls and floor, ceiling spotlights and double glazed window to the side.



Attic Room

4.50m x 3.13m (14' 9" x 10' 3") Impressive sized room offering contemporary grey décor, fitted carpet and two double glazed Velux windows to the front.

External

Generous sized rear gardens laid to lawn with chipped area and raised decking extending from the property. Giving access to attached garage through door.

Offering low maintenance chipped garden to the front complimented by plentiful off street parking on driveway and garage.

Council tax Band

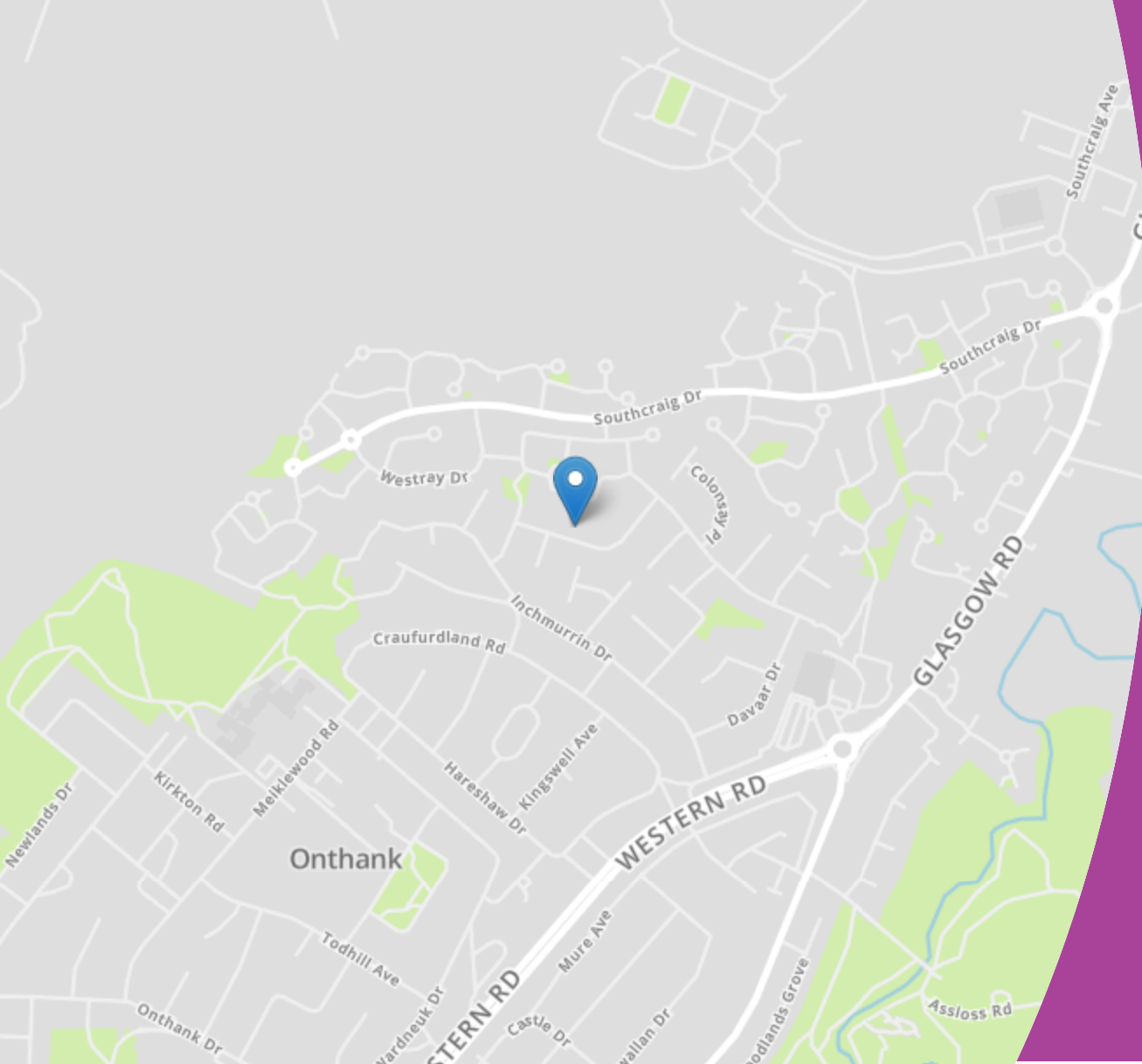
Band D

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