



32 Fenwick Road

Kilmaurs

Kilmarnock, KA3 2TD

P.O.A.

**GREIG**  
*Residential*



# Fenwick Road

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Greig Residential are delighted to present to the market this superb three bedroom traditional semi detached villa located in the heart of the ever popular commuter village of Kilmaurs boasting ease of access to local amenities, schooling and direct transport links to Glasgow. Offering spacious versatile accommodation over two levels, this property features a wealth of traditional features and soft neutral décor throughout.

Complemented by open countryside views, generous landscaped gardens, off street parking and a garage, this is the ideal family home and is sure to impress all who view.







### Hallway

4.27m x 3.07m (14' 0" x 10' 1") Access is given via an outer storm door to a welcoming entrance porch offering neutral décor and original traditional tiling with a stunning feature stain glass inner doorway leading to the hallway. The grand hallway boasts soft neutral décor, traditional high ceiling, ceiling cornicing, high traditional skirting boards, practical understairs storage cupboard and tiled flooring. The hallway gives access to the lounge, bedroom one, bathroom and a carpeted staircase leads to the upper level.

### Lounge

4.90m x 4.69m (16' 1" x 15' 5") Generously proportioned main apartment featuring neutral décor, an impressive multi fuel burner set within a decorative wood and tiled surround, traditional high ceiling, ceiling cornicing and central rose, plentiful space for free standing furniture, fitted carpet, an archway providing a partial open plan layout to the kitchen and dining room and a large traditional bay window to the front.

### Kitchen/Dining Room

4.78m x 3.75m (15' 8" x 12' 4") Fully fitted dining sized kitchen complete with ample wall and base storage units with complementary work surface, feature island with additional base units, integrated oven, gas hob and hood, stainless steel sink and drainer, plumbing and space for dish washer, fridge freezer and washing machine, neutral décor, ceiling spotlights, ceiling coving, plentiful space for dining table and chairs, vinyl flooring, double glazed window to the rear and double glazed French doors overlooking and giving access to the garden.

### Bedroom One

5.14m x 4.52m (16' 10" x 14' 10") The superb master bedroom is conveniently located on the lower level comprising of soft neutral décor, ceiling cornicing and traditional rose, a selection of fitted wardrobes, walk in storage cupboard, fitted carpet and a double glazed window to the front.

### Bathroom

3.57m x 1.96m (11' 9" x 6' 5") The family bathroom comprises of a wash hand basin, wc, bath, double shower cubicle, bidet, fully tiled walls with a decorative feature border, ceiling spotlights, tiled flooring and a double glazed opaque window to the rear.



### Bedroom Two

4.66m x 4.47m (15' 3" x 14' 8") A generous double bedroom with neutral décor, fitted carpet and a double glazed window to the front offering open countryside outlooks.

### Bedroom Three

4.45m x 3.19m (14' 7" x 10' 6") Bedroom three is a good sized double bedroom offering neutral décor, fitted carpet and a double glazed window to the rear.

### Upper Landing

3.66m x 2.27m (12' 0" x 7' 5") The upper landing offers a spacious area which is currently utilised as a study comprising of neutral décor, storage cupboard, fitted carpet, double glazed window to the rear and gives access to both bedrooms.

### Externally

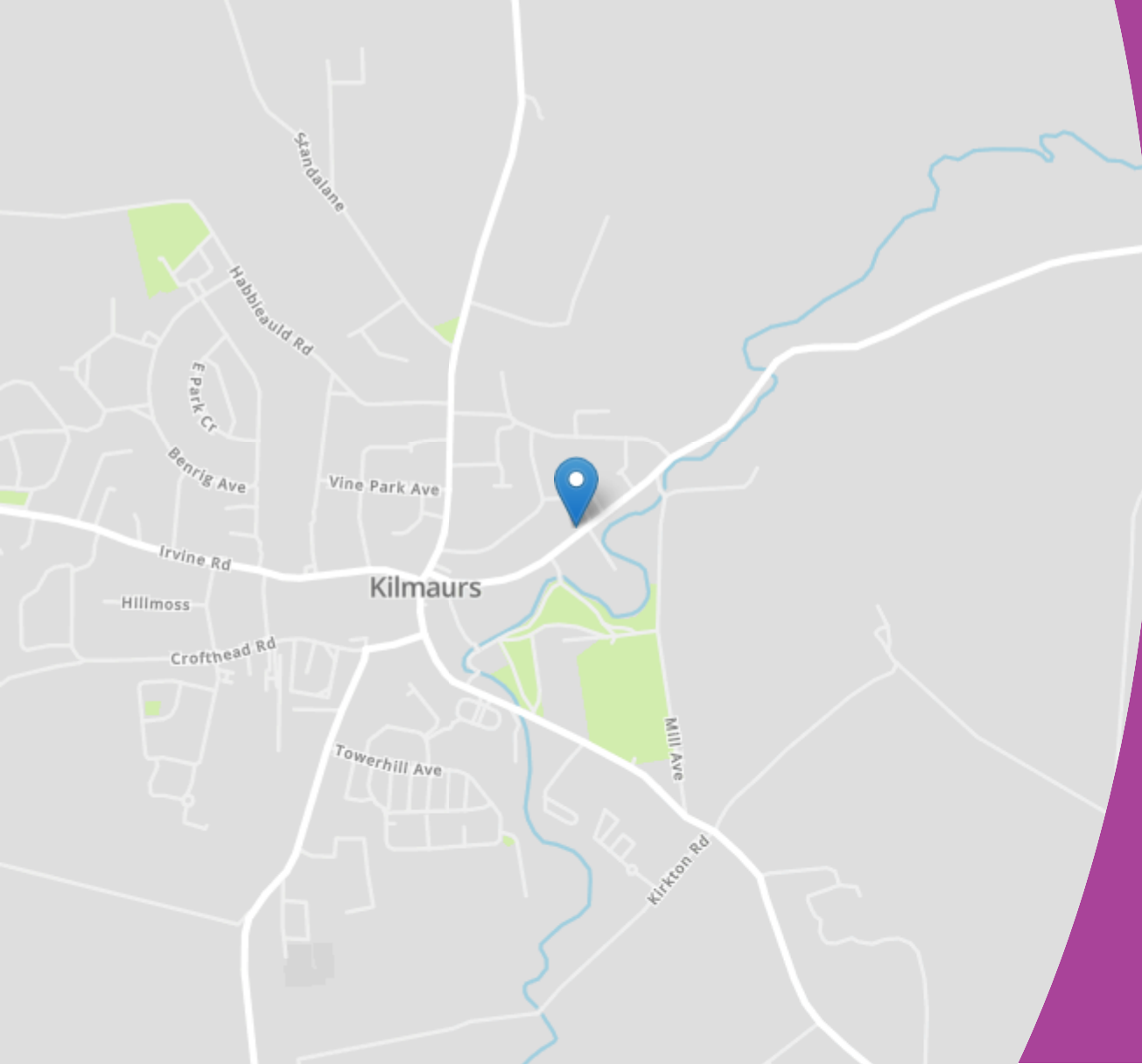
Externally this property boasts private gardens to the front and rear with a concrete driveway to the side offering ample off street parking and leading the rear garden and garage. The rear garden consists of a well manicured lawn bordered by mature bedding area and a paved patio perfect for al fresco dining and entertaining.

### Council Tax Band

Band D

### Disclaimer

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