



20 Station Drive

Hurlford

Kilmarnock, KA1 5AU

P.O.A.

GREIG
Residential



Station Drive

Hurlford, Kilmarnock, KA1 5AU

Ideally positioned boasting a head of cul de sac plot within an exclusive development in Hurlford, this impressive six apartment detached villa is the ideal family home, providing ease of access to all local amenities, schooling and direct access to M77 transport links, ideal for the commuter. With an excellent floorplan, this superb villa offers an abundance of generous flexible family living space over two levels, beautifully maintained with contemporary décor throughout. Further complimented by sizeable enclosed gardens, ample off street parking and integrated double garage, this villa ticks all the boxes for modern family living and is sure to impress all who view.





Porch

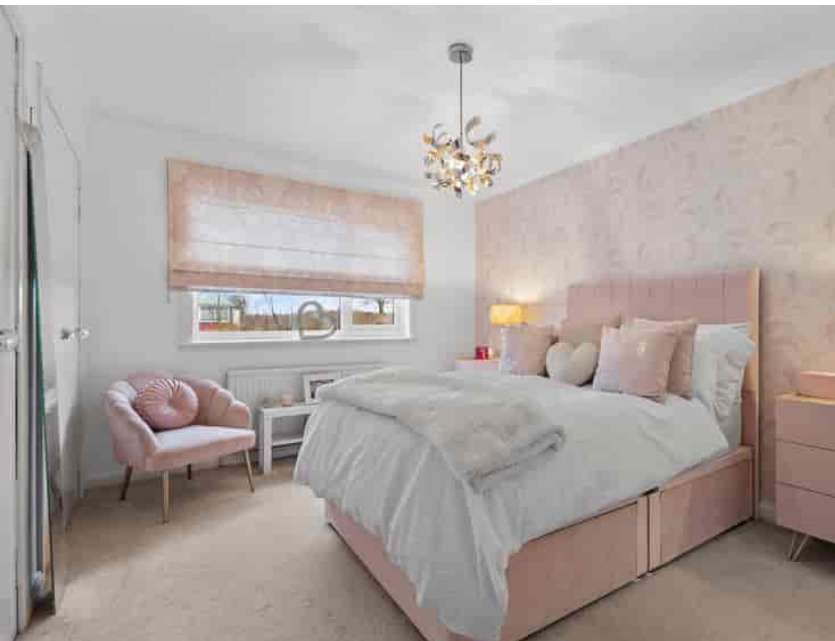
1.52m x 1.48m (5' 0" x 4' 10") Access is given via an outer double glazed opaque door to a welcoming entrance porch boasting neutral decor, tiled flooring and a door leading to the hallway.

Hallway

5.50m x 2.41m (18' 1" x 7' 11") Grand spacious hallway offering contemporary decor, practical storage cupboard, and tiled flooring. Impressive bi-folding doors give access to the kitchen/dining room, door access is given to the lounge, shower room and a carpeted staircase leads to the upper level.

Lounge

3.71m x 6.77m (12' 2" x 22' 3") Generously proportioned main apartment boasting soft neutral decor, feature gas fire set within a decorative surround, hard wood flooring, a double glazed window to the front and sliding patio doors overlooking and providing access to the rear garden.



Kitchen/Dining Room

3.39m x 7.30m (11' 1" x 23' 11") Impressive modern kitchen complete with an impress open plan layout to the dining room, cream gloss wall and base units providing ample storage with contrasting walnut work surface, stunning feature island with extended dining table, integrated induction hob, stainless steel sink and drainer, integrated oven, grill, microwave, integrated fridge freezer and wine cooler, neutral decor, chrome radiator, tiled flooring, double glazed window to the rear, double glazed patio doors to the rear garden and a partially open place layout to the utility room.

Utility

1.70m x 3.53m (5' 7" x 11' 7") Practical utility comprising of additional base storage units, plumbing and space for washing machine and tumble drier, stainless steel sink and drainer, tiled flooring and a door leading to the garage.

Shower Room

1.77m x 1.23m (5' 10" x 4' 0") Conveniently located on the lower level the stylish shower room comprises of a wash hand basin, wc, walk in shower cubicle with overhead rainfall shower, modern tiled finish, ceiling spotlights and tiled flooring.



Sitting Room/Bedroom Five

4.27m x 6.35m (14' 0" x 20' 10") A spacious apartment that could be flexibly utilised as an additional family room or fifth bedroom comprising of soft contemporary decor with feature wall panelling, fitted carpet and two double glazed window to the front.

Bedroom One

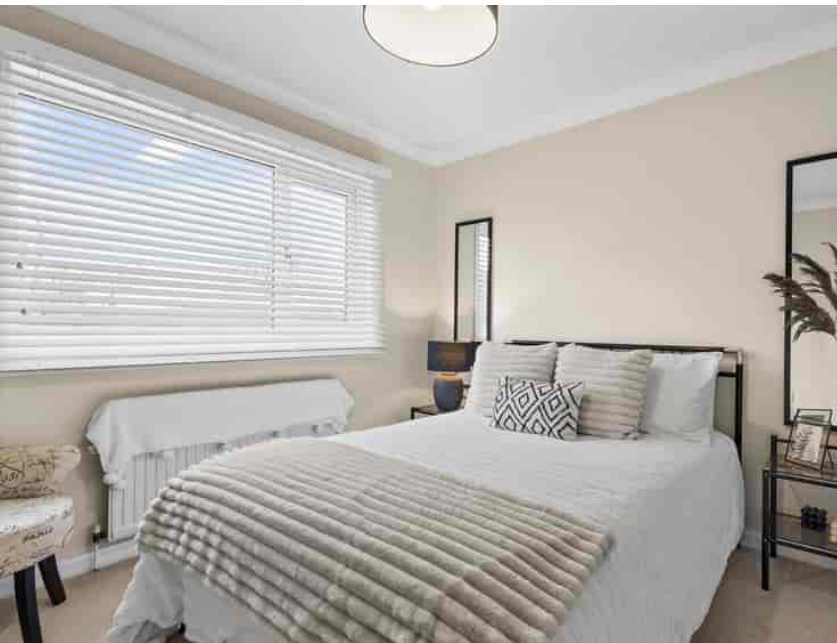
3.56m x 4.47m (11' 8" x 14' 8") The master bedroom is an impressive double with soft decor, two double door fitted wardrobes, fitted carpet and a double glazed window to the rear.

En-Suite

3.58m x 2.20m (11' 9" x 7' 3") Modern en-suite comprising of a wash hand basin, wc, corner shower cubicle, bath, heated towel rail, ceiling spotlights, tiling to walls and flooring and a double glazed opaque window to the side.

Bedroom Two

3.99m x 3.09m (13' 1" x 10' 2") A spacious double bedroom offering neutral decor with feature wall panelling, double door fitted wardrobes, laminate flooring and a double glazed window to the rear.



Bedroom Three

3.15m x 3.09m (10' 4" x 10' 2") Bedroom three is a generous double with contemporary decor, fitted carpet and a double glazed window to the rear.

Bedroom Four

2.69m x 2.97m (8' 10" x 9' 9") A good sized double with soft neutral decor, double door fitted wardrobes, fitted carpet and a double glazed window to the front.

Bathroom

2.54m x 2.50m (8' 4" x 8' 2") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity unit, wc, bath, separate shower cubicle, stylish black finishings, heated towel rail, LED mirror, stylish tiling to walls and flooring and a double glazed opaque window to the front.

External

Boasting generous enclosed private gardens to the rear with elevated decking area with pergola extending from the property, perfect for al fresco dining and entertaining.

Further benefiting from ample off street parking on monobloc driveway and double integrated garage.



Garage

5.56m x 6.30m (18' 3" x 20' 8") Additional off street parking or storage with up and over doors.

Council Tax Band

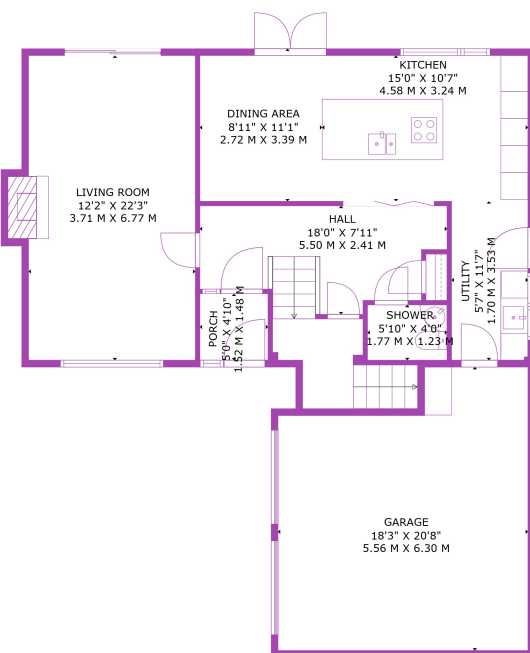
Band F

DISCLAIMER

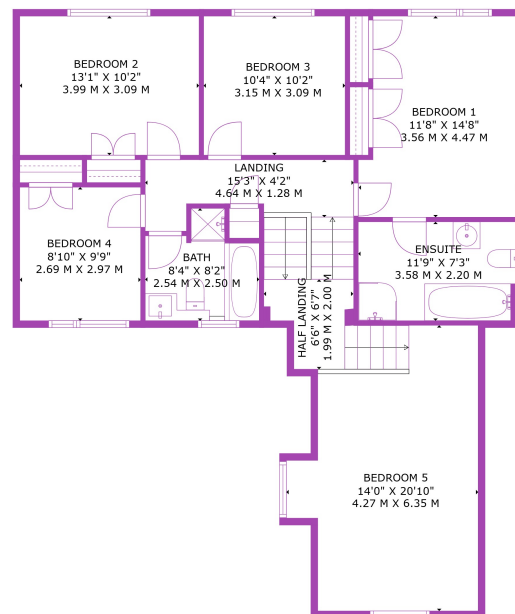
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GREIG *Residential*



FLOOR 1



FLOOR 2

TOTAL: 1879 sq. ft, 174 m2

FLOOR 1: 821 sq. ft, 76 m2, FLOOR 2: 1058 sq. ft, 98 m2
EXCLUDED AREAS: PORCH: 24 sq. ft, 2 m2, GARAGE: 339 sq. ft, 32 m2, FIREPLACE: 9 sq. ft, 1 m2,
LOW CEILING: 16 sq. ft, 1 m2

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



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Greig Residential
18 Henrietta Street, East Ayrshire
KA4 8HQ
01563 501350
info@greigresidential.co.uk