



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

GREIG
Residential



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Perfectly positioned within the highly regarded 'John Walker' estate, this immaculate three bedroom semi detached villa ticks all the boxes for modern family living. Built by the reputable Taylor Wimpey this superb villa boasts spacious accommodation over two levels, having been lovingly presented with contemporary neutral decor and modern fixtures and fittings throughout. Complimented by a generous plot with a large driveway providing ample off street parking and stunning fully enclosed landscaped gardens. Located on the periphery of Kilmarnock's town centre providing ease of access to all local amenities, schooling and transport links, this is sure to impress even the most discerning of buyers.





Hallway

4.29m x 2.16m (14' 1" x 7' 1") Access is given via an outer composite front door to a welcoming hallway boasting neutral decor and laminate flooring. The hallway gives access to the lounge, kitchen, wc/cloaks and a carpeted staircase leads to the upper level.

Lounge

4.67m x 4.18m (15' 4" x 13' 9") Generously proportioned main apartment offering soft neutral decor, practical storage cupboard, plentiful space for free standing furniture, fitted carpet, a double glazed patio doors overlooking and providing access to the rear garden.

Kitchen

2.73m x 2.54m (8' 11" x 8' 4") Fully fitted kitchen complete with stylish wall and base units providing ample storage with complimentary wood effect worksurface, integrated oven, gas hob, fridge freezer, dish washer and washing machine, neutral decor, tiled splashback, vinyl flooring and a double glazed window to the front.

WC/Cloaks

2.50m x 1.94m (8' 2" x 6' 4") Conveniently located on the lower level the wc/cloaks comprises of a wash hand basin, wc, plumbing and space for tumble drier, neutral decor, vinyl flooring and a double glazed opaque window to the side.

Bedroom One

3.60m x 2.97m (11' 10" x 9' 9") The master bedroom is a spacious double offering contemporary decor, fitted wardrobes providing ample storage, fitted carpet, double glazed window to the front and access to en-suite facilities.

En-Suite

2.08m x 1.66m (6' 10" x 5' 5") Stylish en-suits comprising of a wash hand basin, wc, shower cubicle, fresh white decor, tiling around shower, vinyl flooring and a double glazed opaque window the front.

Bedroom Two

3.35m x 2.35m (11' 0" x 7' 9") A generous double bedroom with soft neutral decor, fitted carpet and a double glazed window to the rear.

Bedroom Three

3.32m x 1.66m (10' 11" x 5' 5") Bedroom three offers soft neutral decor, fitted carpet and a double glazed window to the rear.

Bathroom

2.02m x 1.95m (6' 8" x 6' 5") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath, fresh white decor, modern tiling around bath, vinyl bathroom and a double glazed opaque window to the side.

Externally

This property further benefits from private front and rear gardens, the front garden has been laid to mono block allowing for ample off street parking with a well manicured lawn area and a gate providing access to the rear. The rear garden has been thoughtfully landscaped complete with an area laid to chips, an area laid to astro turf, a paved patio and an elevated decked patio perfect for al fresco dining and entertaining.

Council Tax Band

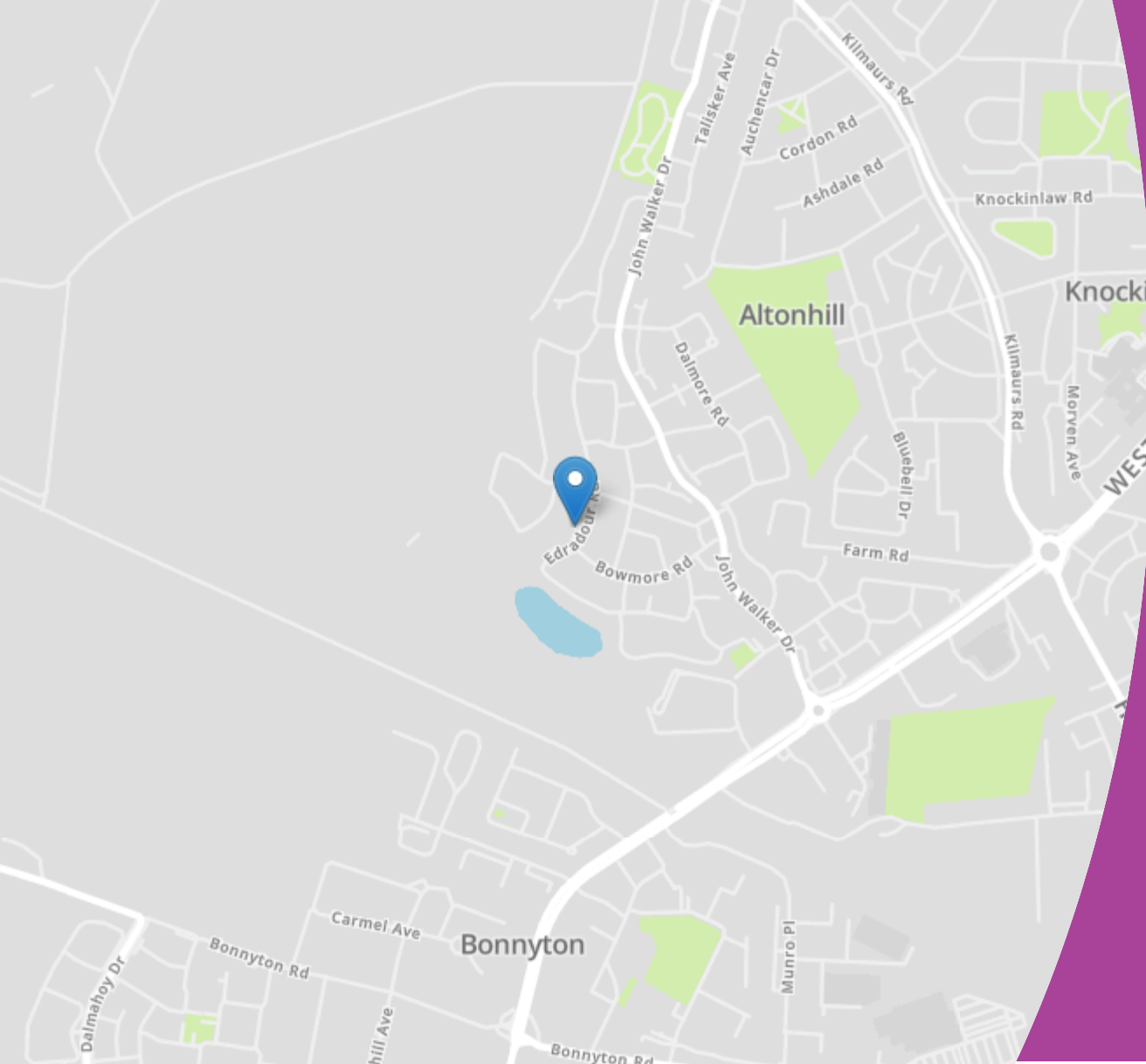
Band D

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