



10 Hannah Drive

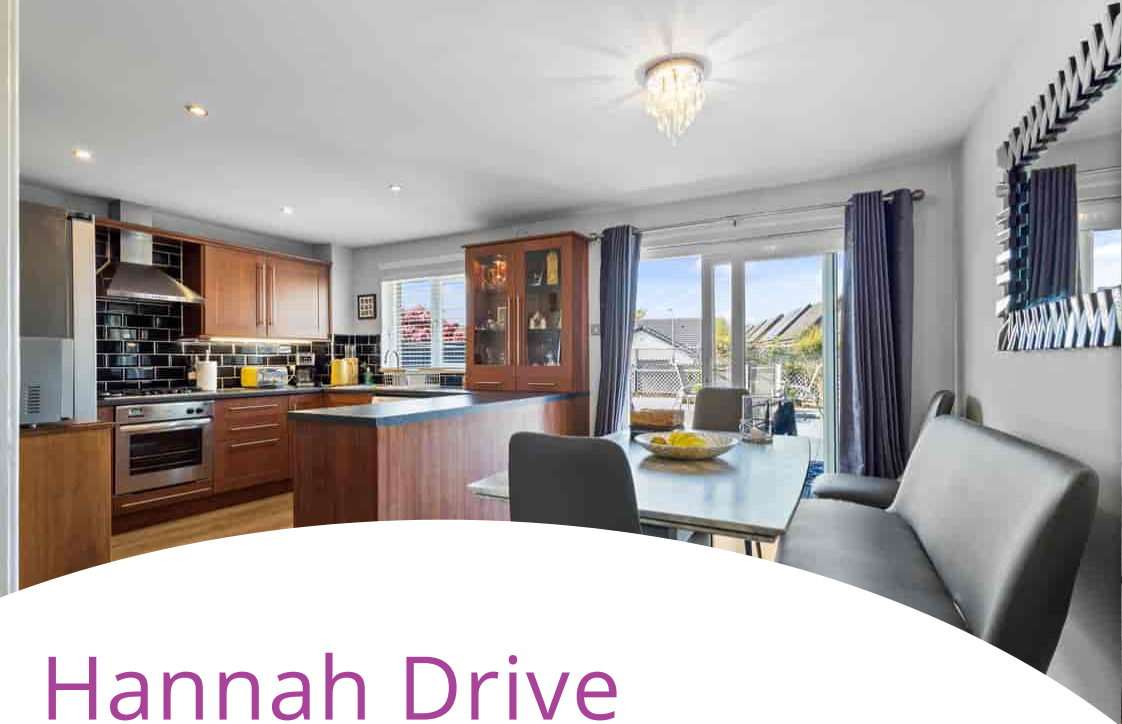
Knockentiber

Kilmarnock, KA2 0FB

Offers Over £155,000

**GREIG**  
*Residential*





# Hannah Drive

Knockentiber, Kilmarnock, KA2 0FB

Perfectly located within an exclusive modern development in the well regarded village of Knockentiber, this three bedroom modern semi detached villa ticks all the boxes for modern family living. Boasting spacious accommodation over two levels complete with stylish contemporary decor and modern fixtures and fittings throughout, this superb villa is also complemented by low maintenance landscaped private gardens and ample off street parking.

Offering an idyllic semi rural location whilst being within ease of access to Crosshouse, Kilmarnock and Kilmaurs, all providing a wide variety of local amenities, schooling and transport links, this is sure to appeal.





### Hallway

2.93m x 2.01m (9' 7" x 6' 7") With access via the outer white UPVC door, the welcoming entrance hallway provides door access to the lounge and cloaks/wc with modern grey decor and laminate flooring.

### Lounge

5.47m x 4.34m (17' 11" x 14' 3") The generously proportioned main apartment is complete with soft contemporary decor, ceiling spotlights and laminate flooring. Partial open access to dining kitchen, double glazed window to the front and plentiful space for freestanding furniture.

### Kitchen/Diner

5.32m x 3.45m (17' 5" x 11' 4") Generous dining sized fitted kitchen providing a wide range of walnut style wall and base storage units with complimentary black work surfaces, stainless steel sink and drainer, integrated five burner gas hob, oven and hood. Plumbing/space for washing machine and American style fridge/freezer, storage cupboard, tiled splashback, neutral decor, ceiling spotlights and laminate flooring. Open access to lounge, plentiful space for dining table and chairs, double glazed window to the rear and double glazed patio doors leading out into the rear gardens.

### Cloaks/WC

1.51m x 0.83m (4' 11" x 2' 9") Practical two piece cloaks/wc comprising of wash hand basin and wc with modern decor, half height tiling to walls, laminate flooring, heated towel rail and double glazed opaque window to the side.

### Bedroom One

3.65m x 3.28m (12' 0" x 10' 9") On the upper level the master bedroom is a generous double with contemporary decor, fitted carpet and double mirrored sliding door fitted wardrobes providing storage. Double glazed window to the rear.

### Bedroom Two

3.88m x 3.28m (12' 9" x 10' 9") The second double bedroom offers neutral grey decor, fitted carpet and double mirrored sliding door fitted wardrobes. Front facing double glazed window.

### Bedroom Three

2.85m x 2.26m (9' 4" x 7' 5") Bedroom three is front facing with a double glazed Velux window to the front, grey decor and fitted carpet.

### Bathroom

2.22m x 1.60m (7' 3" x 5' 3") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin with vanity storage, wc and bath with mains overbath shower. Modern wet wall finish to walls, laminate flooring, heated towel rail and double glazed Velux window to the rear.

### External

Positioned on an excellent plot, this family villa boasts private garden grounds to the front and rear which have been intricately landscaped. The low maintenance front gardens are laid to chips, with a generous driveway providing off street parking. The rear gardens comprise of a manicured lawn, chipped area with decorative paving and decked patio areas. The rear gardens are fully enclosed by fencing allowing for a safe and peaceful outdoor space.

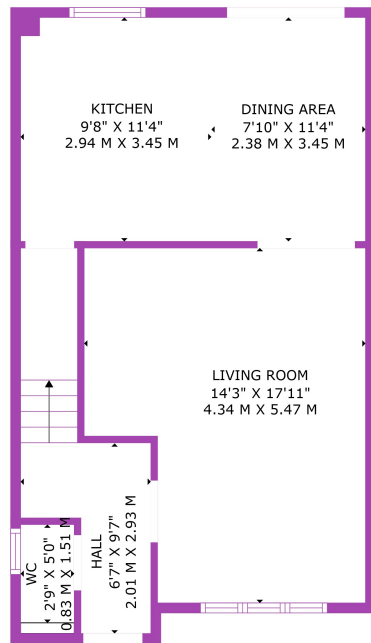
### Council Tax

Band D

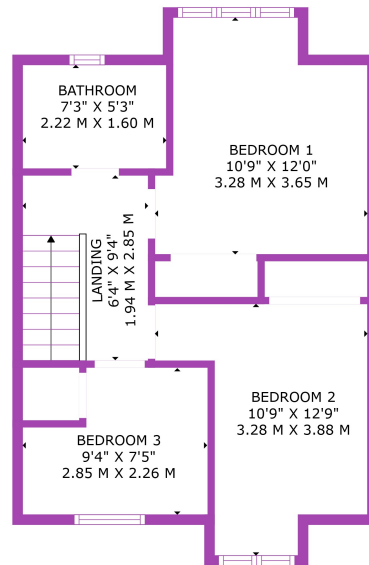
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FLOOR 1



FLOOR 2

**TOTAL: 891 sq. ft, 83 m<sup>2</sup>**

FLOOR 1: 527 sq. ft, 49 m<sup>2</sup>; FLOOR 2: 364 sq. ft, 34 m<sup>2</sup>

EXCLUDED AREAS: LOW CEILING: 57 sq. ft, 6 m<sup>2</sup>

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



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