



27 Old Parr Wynd
Kilmarnock, KA3 1UU
Offers Over £245,000

GREIG
Residential



Old Parr Wynd

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Proudly introducing this exceptional four bedroom detached family villa perfectly positioned within the highly regarded 'John Walker' estate in Kilmarnock. This 'Fairbairn' house type, built by the reputable Taylor Wimpey provides generous, flexible family living space over two levels, complemented by four double bedrooms with master en suite, integral garage, private driveway and large low maintenance gardens. Presented in excellent condition having been lovingly maintained by the current owners, this sizeable villa is sure to appeal, located close to amenities and local schooling.





Hallway

5.27m x 2.09m (17' 3" x 6' 10") Welcoming entrance hallway providing door access to lounge, dining room, kitchen and cloaks/wc, complete with contemporary decor, vinyl tile flooring, large storage cupboard and carpeted staircase leading to the upper level.

Formal Lounge

4.69m x 3.63m (15' 5" x 11' 11") The formally lounge is a generous proportioned main living apartment offering modern grey decor, vinyl tiled flooring and double glazed window to the rear. Plentiful space for freestanding furniture.

Kitchen/Diner

4.91m x 2.36m (16' 1" x 7' 9") Stylish fully fitted kitchen offering a range of wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, integrated oven, gas hob and hood. Plumbing/space for washing machine and fridge/freezer, modern splashback, neutral decor and vinyl tile flooring. Breakfast bar seating area and double glazed French doors leading out into the rear gardens.

Dining Room

2.96m x 2.36m (9' 9" x 7' 9") The front facing dining room is a flexible apartment which could lend itself to a multitude of uses, comprising of crisp white decor, vinyl tile flooring and double glazed window to the front.

Cloaks/WC

2.36m x 1.09m (7' 9" x 3' 7") Generous two piece cloaks/wc conveniently located on the ground floor, comprising of wash hand basin and wc with neutral decor, vinyl tile flooring and double glazed opaque window to the side.

Bedroom One

3.91m x 3.83m (12' 10" x 12' 7") On the upper level the master bedroom is a sizeable double offering soft decor, grey vinyl tiled flooring and two storage cupboards/wardrobes. Door access to en suite and two double glazed windows to the front.

Master En Suite

2.36m x 1.89m (7' 9" x 6' 2") Three piece master en suite shower room comprising of wash hand basin, wc and double shower cubicle with mains overhead shower. Neutral decor, vinyl flooring, stylish tiling around walls and double glazed opaque window to the side.

Bedroom Two

3.84m x 3.15m (12' 7" x 10' 4") The second double bedroom is complete with neutral decor and vinyl tile flooring, feature alcove and double mirrored door fitted wardrobes providing storage space. Double glazed window to the front.

Bedroom Three

3.38m x 2.63m (11' 1" x 8' 8") Bedroom three is rear facing with a double glazed window overlooking the gardens, white decor, vinyl tile flooring and double mirrored door fitted wardrobes.

Bedroom Four

3.28m x 2.35m (10' 9" x 7' 9") The fourth double bedroom offers neutral decor, vinyl tile flooring and double glazed window to the rear.

Bathroom

2.27m x 1.96m (7' 5" x 6' 5") Completing the accommodation is the stylish three piece family bathroom comprising of wash hand basin with vanity storage, wc and bath with mains overhead shower. Modern tiling to walls, vinyl flooring, ceiling spotlights and double glazed opaque window to the rear.

External

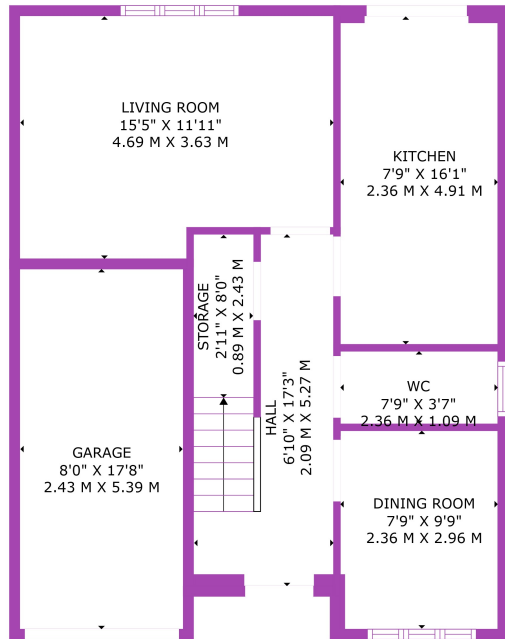
This family villa is positioned on a generous plot with private garden grounds to the front and rear. The front gardens are laid to lawn with a monobloc driveway providing ample off street parking, leading to the integral garage with up and over door access. The rear gardens have been landscaped with ease of maintenance in mind mostly laid with chips, with paved pathway and decked patio area. The rear gardens are enclosed by fencing allowing for a safe and peaceful outdoor space.

Council Tax

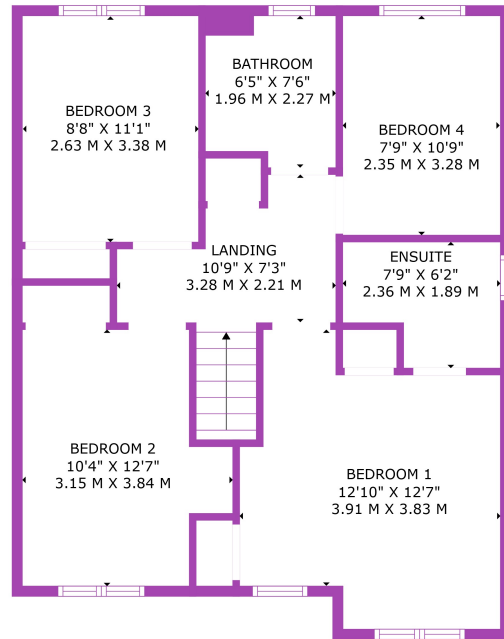
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FLOOR 1



FLOOR 2



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