



12 Brora Road
Kilmarnock, KA3 1AH
Offers Over £155,000

GREIG
Residential



Brora Road

Kilmarnock, KA3 1AH

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 décor 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") Accessed by outer composite front door into hallway offering white décor, laminate flooring, storage cupboard, door access to lounge, kitchen, WC and carpeted staircase to upper level.

Lounge

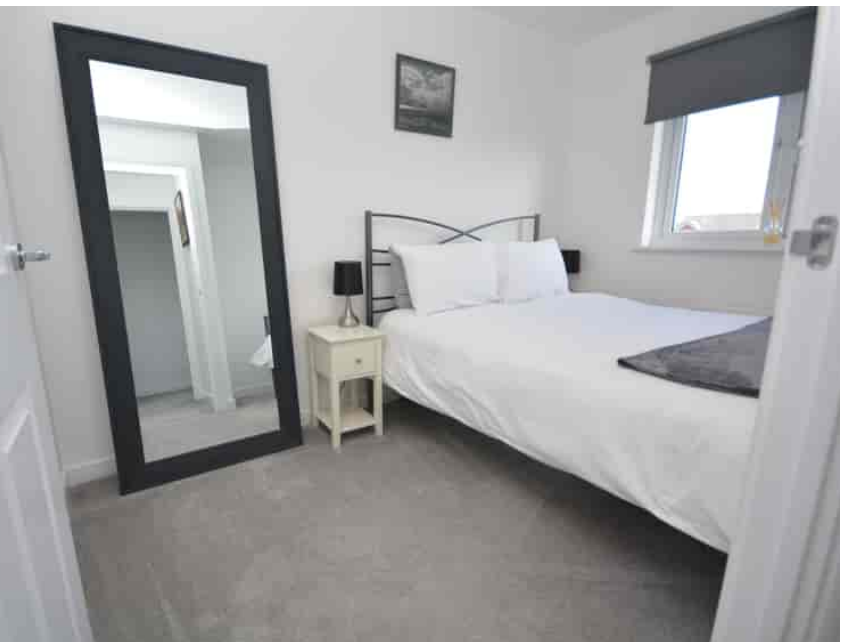
4.67m x 4.18m (15' 4" x 13' 9") Generous main apartment offering fresh white décor, laminate flooring, storage cupboard and double patio doors giving access to rear gardens.

Kitchen

2.73m x 2.54m (8' 11" x 8' 4") Modern fitted kitchen offering white gloss wall and base units with contrasting grey work surfaces, stainless steel sink and drainer, integrated oven with four burner gas hob and extractor hood, black gloss splashback, plumbing/space for washing machine and fridge freezer and double glazed window to the front.

WC/Cloaks

2.50m x 1.94m (8' 2" x 6' 4") Two piece suite comprising of WC and wash hand basin, fresh white décor, laminate flooring and double glazed opaque window to the side.



Bedroom One

3.60m x 2.97m (11' 10" x 9' 9") Generous double bedroom offering fresh white décor, fitted carpet and two double glazed windows to the front.

Bedroom Two

3.35m x 2.35m (11' 0" x 7' 9") Generous double bedroom offering fresh white décor, fitted carpet and double glazed window to the rear.

Bedroom Three

3.32m x 1.66m (10' 11" x 5' 5") Single bedroom offering fresh white décor, fitted carpet and double glazed window to the rear.

Bathroom

2.02m x 1.95m (6' 8" x 6' 5") Three piece suite comprising of WC, wash hand basin and mains operated shower over bath, tiling to wall and floor with double glazed opaque window to the rear.



External

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 chipped area and a gate providing access to the rear. The rear garden has been beautifully landscaped complete with lawn bordered by chips and paved patio with an elevated decking area perfect for al fresco dining and entertaining.

Council Tax Band

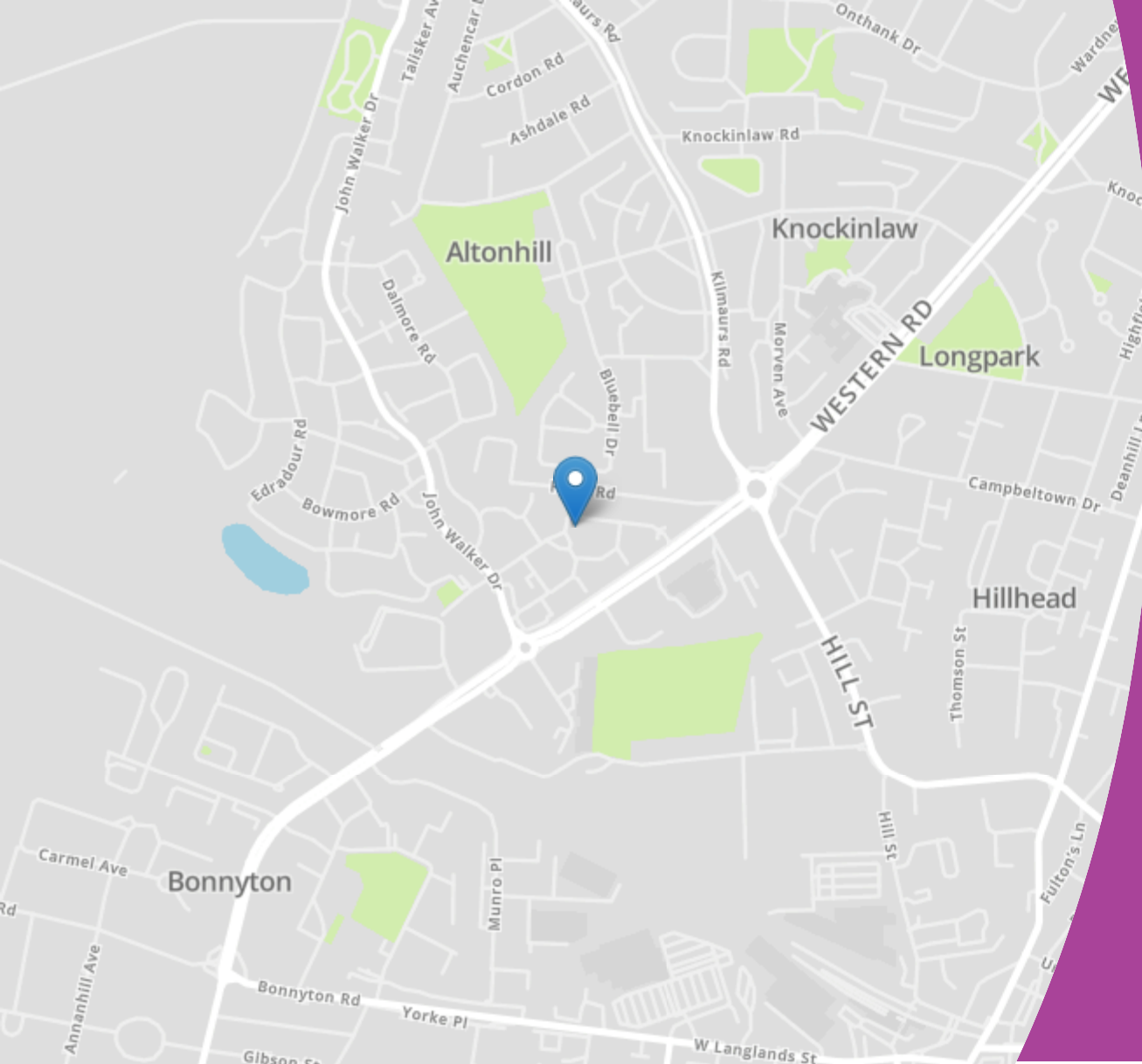
Band D

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GREIG *Residential*



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