



4 Benbecula Road  
Kilmarnock, KA3 2LA  
P.O.A.

**GREIG**  
*Residential*



# Benbecula Road

Kilmarnock, KA3 2LA

Set within the highly sought after Wardneuk estate, this impressive three bedroom semi detached villa enjoys a prime position on the northern edge of Kilmarnock, with easy access to local amenities, schooling, and excellent transport links via the M77 to Ayr and Glasgow. The property offers generous accommodation across two levels, enhanced by tasteful neutral décor and quality fixtures and fittings throughout. Externally, it features well maintained landscaped gardens, ample off-street parking, and a large double garage. Combining location, space, and presentation, this outstanding property truly ticks every box for modern family living and is certain to leave a lasting impression on all who view.





### Hallway

4.08m x 1.85m (13' 5" x 6' 1") Access is given to a welcoming entrance hallway offering neutral decor and fitted carpet. The hallway gives access to the lounge and carpeted staircase leading to the upper level.

### Lounge/Dining Room

7.62m x 4.02m (25' 0" x 13' 2") Generously proportioned main apartment boasting an open plan layout with neutral decor, plentiful space for free standing furniture, fitted carpet and dual aspect double glazed windows to the front and rear. Door access to kitchen.

### Kitchen

3.54m x 2.33m (11' 7" x 7' 8") Fully fitted modern kitchen complete with ample wall and base storage units with complimentary work surface, plumbing and space for a cooker, fridge freezer and washing machine, stainless steel sink and drainer, neutral decor, tiled flooring, a double glazed window to the side and rear and a door leading to the rear gardens.

### Bedroom One

4.17m x 2.96m (13' 8" x 9' 9") On the upper level, the master bedroom is a generous double offering neutral decor, ceiling coving, fitted carpet and a double glazed window to the front.

### Bedroom Two

3.45m x 2.96m (11' 4" x 9' 9") Spacious double bedroom with neutral decor, practical storage cupboard, ceiling coving, fitted carpet and a double glazed window to the rear.

### Bedroom Three

3.17m x 2.33m (10' 5" x 7' 8") Bedroom three is a good sized apartment offering neutral decor, ceiling coving, fitted carpet and a double glazed window to the front.

### Bathroom

1.65m x 1.93m (5' 5" x 6' 4") Completing the accommodation is the three piece family shower room comprising of a wash hand basin with vanity storage, wc, shower cubicle with electric shower, neutral decor, ceiling spotlights, tiled flooring and a double glazed window to the side.

### Externally

Positioned on a generous, excellently maintained plot, this family villa provides private garden grounds to the front and rear. The front gardens are laid to lawn, with chips and a large driveway allowing ample off street parking, leading to the impressive large double glazed with two electric doors for access. The landscaped rear gardens comprise of a modern paved patio, intricately manicured lawn, and chipped borders.

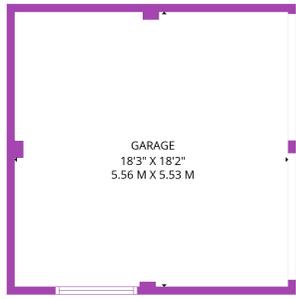
### Council Tax Band

Band D

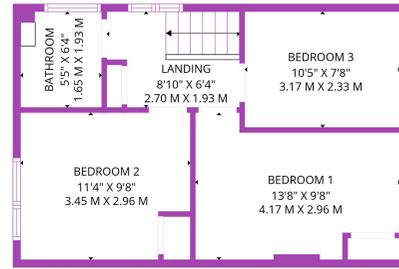
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