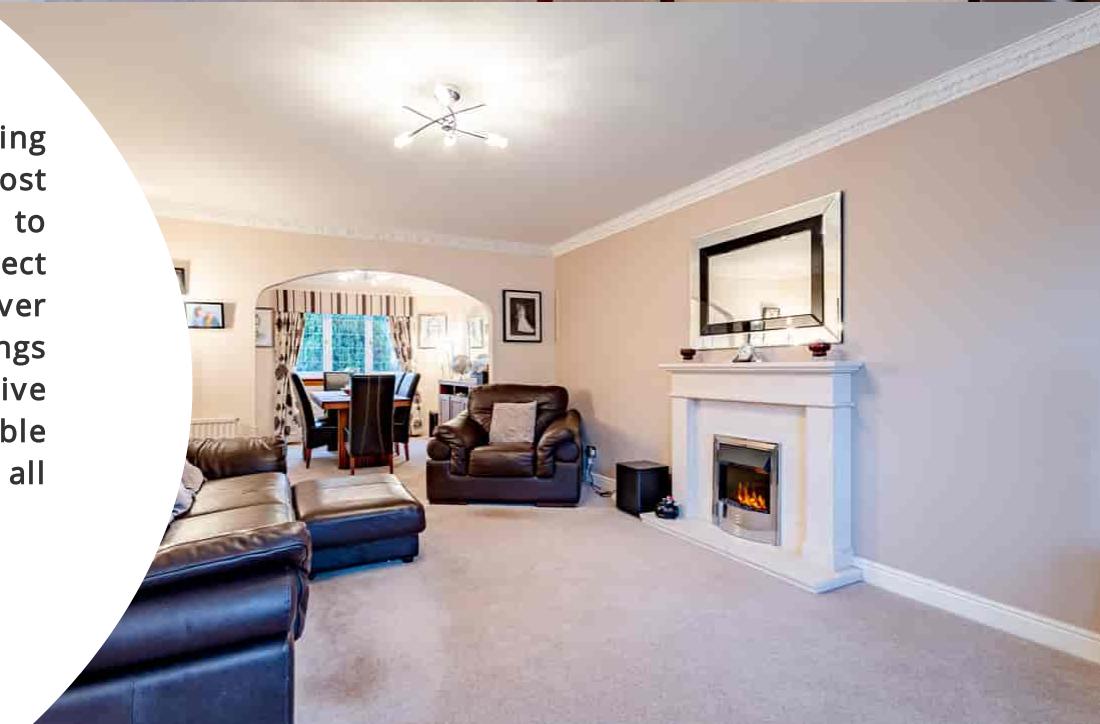




11 Glen Farrar Way
Kilmarnock, KA2 0LP
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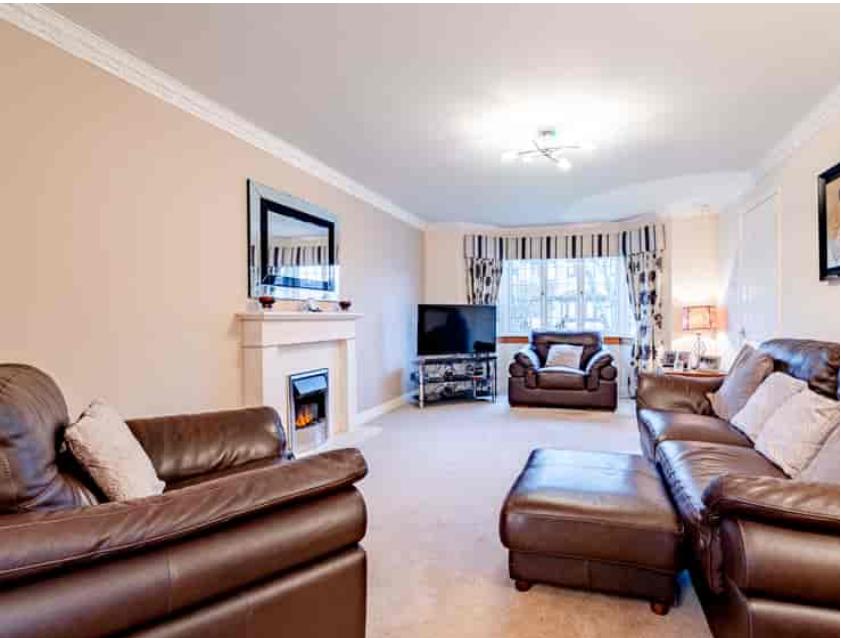
GREIG
Residential



Glen Farrar Way

Kilmarnock, KA2 0LP

Greig Residential are delighted to present to the market this imposing four bedroom detached villa located within one of Kilmarnock's most sought after and prestigious residential areas within ease of access to town centre amenities, preferred school catchment area and direct transport links. Boasting superb flexible spacious accommodation over two levels with stylish decor and modern fixtures and fittings throughout. Situated on a preferred corner plot with extensive landscaped private gardens, ample off street parking and a double integral garage, this is the ideal family home and is sure to impress all who view.



Hallway

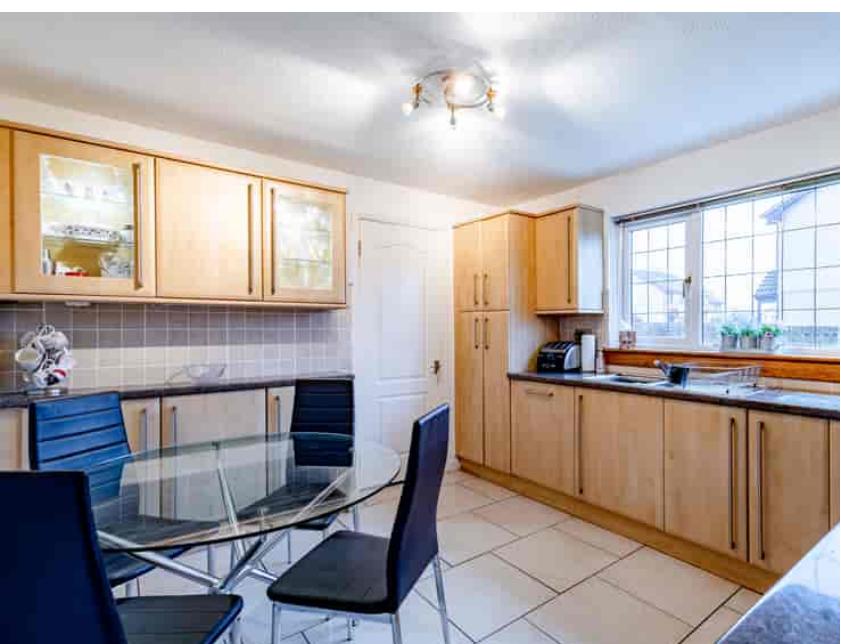
2.83m x 1.25m x 2.52m (9' 3" x 4' 1" x 8'3") Access is given via an outer white UVPC door to a welcoming entrance hallway offering fresh white decor, double sliding mirrored door wardrobes offering ample storage space and hardwood flooring. The hallway gives access to the lounge, sitting room, wc/cloaks and a carpeted staircase leads to the upper level.

Lounge

3.67m x 5.8m (12' 0" x 19' 0") Generously proportioned main apartment boasting soft neutral decor, feature electric fireplace set within a decorative limestone surround, intricate ceiling cornicing, archway to dining room, fitted carpet and a double glazed window to the front.

Dining Room

3.25m x 3.28m (10' 8" x 10' 9") Superb rear facing dining room featuring neutral décor, decorative ceiling cornicing, fitted carpet and a double glazed window to the rear.



Sitting Room

3.25m x 3.28m (10' 8" x 10' 9") Grand second apartment offering neutral décor, ceiling cornicing, stylish hard wood flooring and double glazed sliding doors overlooking and giving access to the rear garden. Door access is given to the hallway, kitchen and lounge.

WC/Cloaks

1.64m x 1.09m (5' 5" x 3' 7") Practical wc/cloaks located on the lower level comprising of a wash hand basin with vanity unit, wc, fresh white décor, LED mirror and laminate flooring.

Kitchen

3.60m x 3.28m (11' 10" x 10' 9") Fully fitted kitchen is complete with shaker style wall and base units providing ample storage with complementary work surface, integrated double oven, gas hob and extractor hood, stainless steel sink and drainer, integrated dish washer, neutral décor, tiled splashback, tiled flooring and a double glazed window to the rear.



Utility

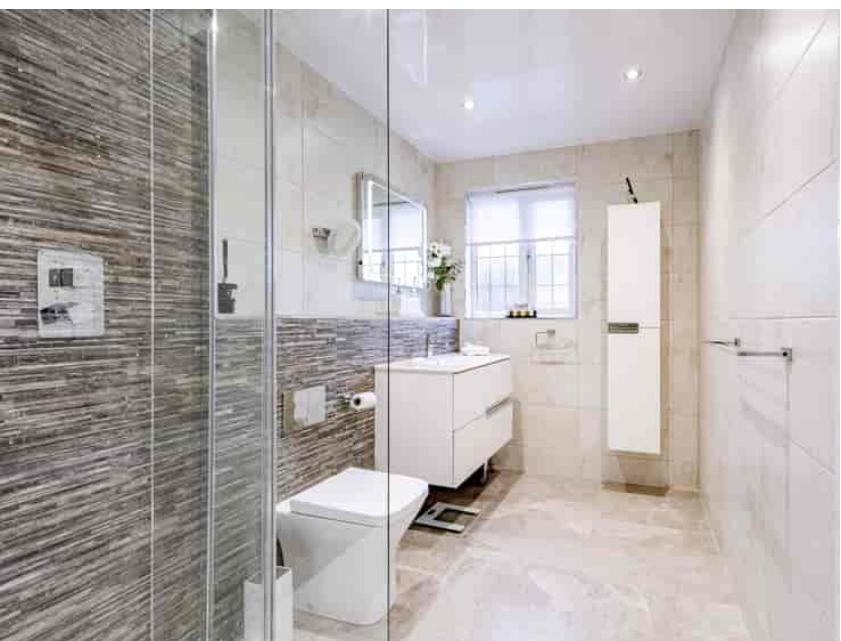
1.52m x 3.28m (5' 0" x 10' 9") Accessed from the kitchen the spacious utility room comprises of additional wall and base storage units, stainless steel sink and drainer, plumbing and space for washing machine and fridge freezer, tiled flooring, double glazed window to the side, door leading to the integral garage and door to rear gardens.

Bedroom One

6.85m x 4.99m (22' 6" x 16' 4") Impressive master bedroom with contemporary décor two sets of triple mirrored sliding door wardrobes offering an array of storage facilities, fitted carpet door, double glazed window to the front and access to en-suite facilities.

En-suite

1.67m x 3.59m (5' 6" x 11' 9") Stylish en-suite comprising of wash hand basin with vanity unit, wc, large walk in shower cubicle with waterfall mains shower, heated towel rail, ceiling spotlights, fully tiled to walls and flooring and a double glazed opaque window to the front.



Bedroom Two

3.67m x 2.91m (12' 0" x 9' 7") Generous double bedroom offering contemporary grey décor, triple mirrored sliding door wardrobes, fitted carpets and a double glazed window to the front.

Bedroom Three

3.65m x 2.69m (12' 0" x 8' 10") Bedroom three is a spacious double boasting contemporary décor, double mirrored sliding door wardrobes, fitted carpet and a double glazed window to the rear.

Bedroom Four

2.83m x 2.69m (9' 3" x 8' 10") Rear facing double bedroom with neutral décor, double fitted wardrobes, fitted carpet and a double glazed window to the rear.

Bathroom

2.52m x 2.62m (8' 3" x 8' 7") Completing the accommodation is the family bathroom complete with wash hand basin with vanity unit, wc, bath, separate shower cubicle, white heated towel rail, ceiling spotlights, stylish tiling to walls and flooring and a double glazed opaque window to the side.



Externally

This property is situated on an extensive corner plot boasting generous wrap around gardens, the front and side garden has a well manicured lawn with mature shrubbery and mono block driveway allowing of ample off street parking and leading to a double integral garage. The rear garden is south facing and fully enclosed offering a large manicured lawn and paved patio perfect for al fresco dining.

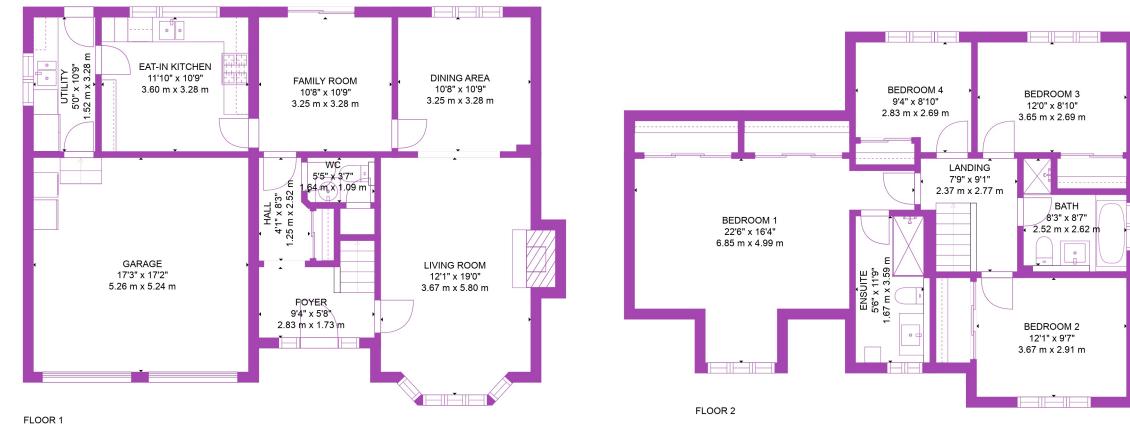
Council Tax Band

Band G

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GROSS INTERNAL AREA
 FLOOR 1: 811 sq. ft, 75 m², FLOOR 2: 885 sq. ft, 82 m²
 EXCLUDED AREAS: GARAGE: 297 sq. ft, 28 m²
 TOTAL: 1696 sq. ft, 158 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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