



12 Craighall Crescent  
Kilmarnock, KA3 6GQ  
P.O.A.

**GREIG**  
*Residential*



# Craighall Crescent

Kilmarnock, KA3 6GQ

Proudly presenting to the market this stunning three bedroom semi detached villa perfectly positioned within the highly desirable 'Westlin Walk' development, built by the reputable Barratt Homes on the Northern periphery of Kilmarnock, maintaining ease of access to a range of local amenities, schooling and direct transport links to the M77. Having been lovingly maintained boasting spacious accommodation over two levels with contemporary décor and modern mixtures and fittings throughout, complimented by beautifully landscaped gardens to the rear and plentiful off street parking on monobloc driveway, this is the perfect family home and sure to impress all who view.







### Hallway

5.07m x 1.84m (16' 8" x 6' 0") Accessed via outer composite door into hallway offering neutral décor, fitted carpet, two storage cupboards, one housing the washing machine, and door access to lounge and WC/Cloaks.

### Lounge

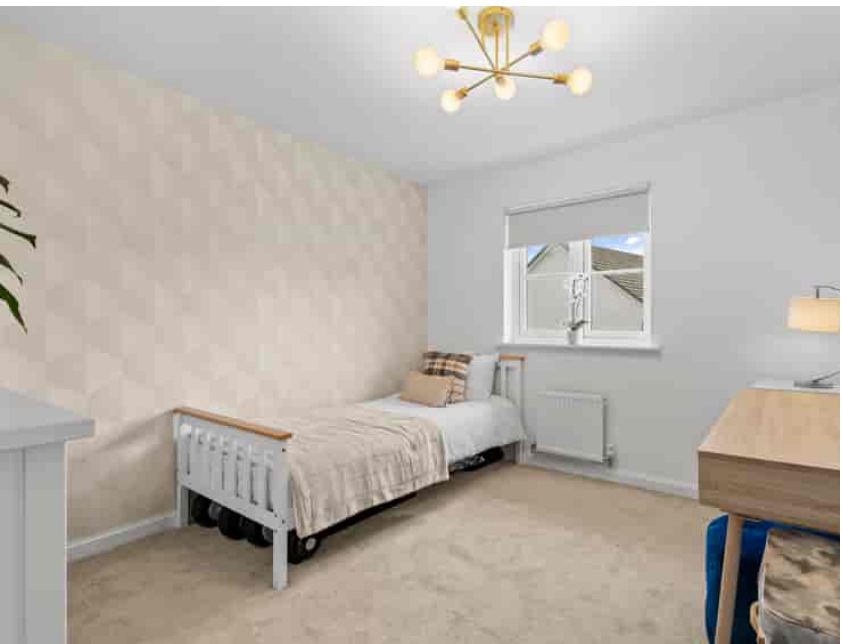
3.07m x 4.67m (10' 1" x 15' 4") Generous main apartment offering contemporary décor, fitted carpet and double glazed window to the front.

### WC/Cloaks

2.58m x 1.28m (8' 6" x 4' 2") Two piece suite comprising of WC and wash hand basin, half height wall panelling, vinyl flooring, soft neutral décor and double glazed opaque window to the side.

### Kitchen/Dining

5.54m x 3.93m (18' 2" x 12' 11") Modern fitted kitchen offering ample white gloss wall and base units with dark oak work surfaces, stainless steel sink and drainer, integrated oven with four burner gas hob and extractor hood, plumbing/space for fridge freezer, integrated dish washer, laminate flooring, double glazed window to the rear and double patio doors giving access to rear gardens.



### Bedroom One

4.31m x 3.53m (14' 2" x 11' 7") Impressive double bedroom offering white décor, fitted carpet, storage cupboard, double sliding door fitted wardrobes and two double glazed windows to the front.

### Bedroom Two

3.04m x 3.38m (10' 0" x 11' 1") Generous double bedroom offering soft neutral décor, fitted carpet and double glazed window to the rear.

### Bedroom Three

1.90m x 3.07m (6' 3" x 10' 1") Single bedroom, currently used as a nursery, offering neutral décor, fitted carpet and double glazed window to the rear.

### Bathroom

2.04m x 1.71m (6' 8" x 5' 7") Three piece white suite comprising of WC, wash hand basin and mains shower over bath, vinyl flooring and tiling to walls.



### External

Generous low maintenance enclosed private gardens to the rear laid with patio and astro, perfect for al fresco dining and entertaining.

Further benefiting from ample off street parking to the side on mono bloc driveway complimented by front lawn.

### Council Tax Band

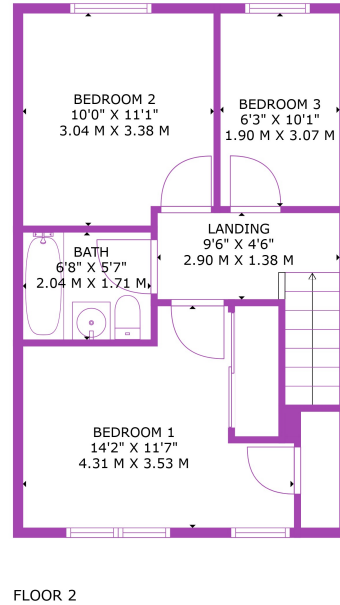
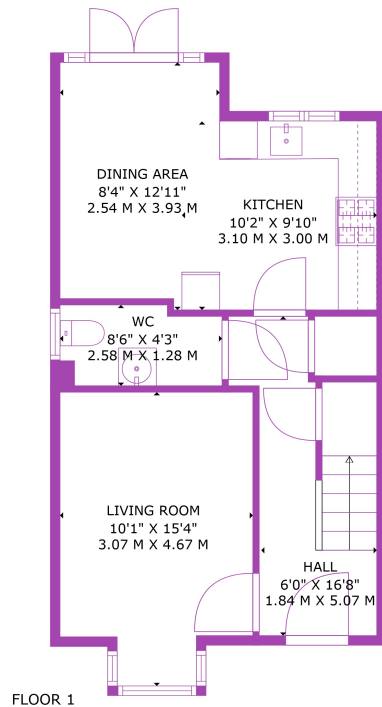
Band E

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**TOTAL: 926 sq. ft, 86 m<sup>2</sup>**  
FLOOR 1: 481 sq. ft, 45 m<sup>2</sup>, FLOOR 2: 445 sq. ft, 41 m<sup>2</sup>  
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