



11 Lauriston Way
Kilmarnock, KA3 6FS
P.O.A.

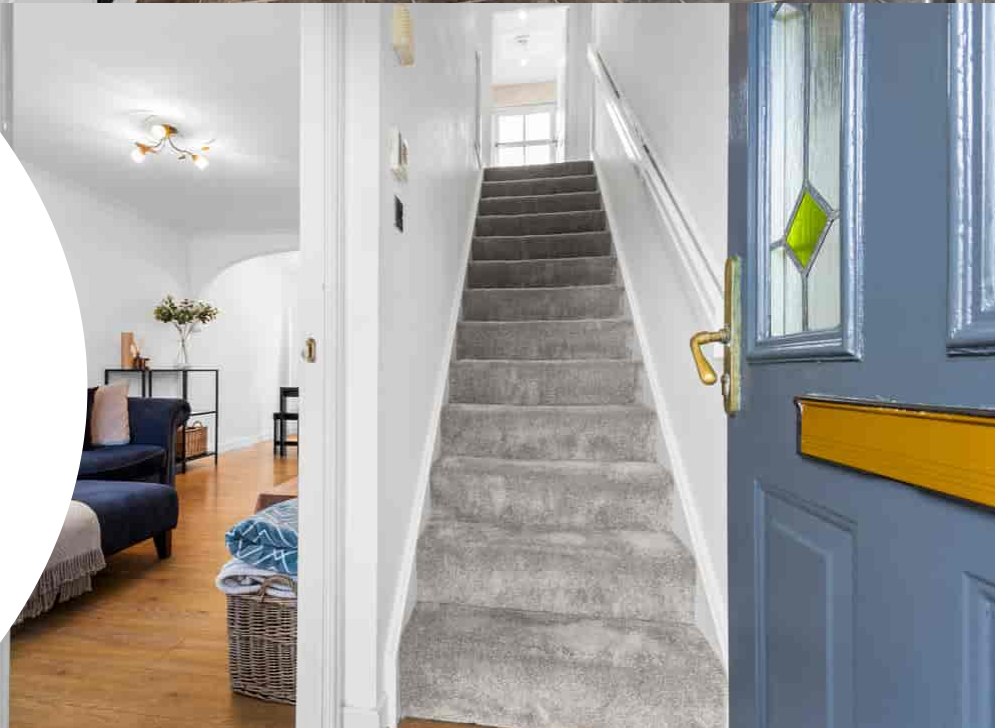
GREIG
Residential



Lauriston Way

Kilmarnock, KA3 6FS

Nestled on the northern edge of Kilmarnock within the sought after Southcraigs development, this outstanding three bedroom semi detached villa epitomizes modern family living at its finest. Offering generous living space across two floors, the property boasts a wealth of space complete with elegant neutral tones and modern finishes throughout. The home is further enhanced by its stunning private gardens, generous off street parking and detached garage add both convenience and practicality. Perfectly positioned for easy access to a range of local amenities, highly regarded schools, and direct transport links via the M77 to both Ayr and Glasgow, this exceptional property is sure to captivate even the most discerning buyers.





Hallway

0.97m x 1.21m (3' 2" x 4' 0") Access is given to a welcoming entrance hallway boasting neutral decor and laminate flooring. Access is given to the lounge and a carpeted staircase leads to the upper level.

Lounge/Dining Room

2.92m x 4.58m (9' 7" x 15' 0") Generously proportioned main apartment with a modern open plan layout to the dining room featuring stylish neutral decor, ceiling coving, laminate flooring, a double glazed window to the front and French doors overlooking and giving access to the rear garden.

Kitchen

3.22m x 3.21m (10' 7" x 10' 6") Fully fitted kitchen complete with ample wall and base storage, complimentary work surface, integrated oven, gas hob, stainless steel sink and drainer, neutral decor, breakfast bar seating area, laminate flooring, two double glazed windows to the rear and door access to the utility.

Utility Room

1.01m x 1.72m (3' 4" x 5' 8") Practical utility room comprising of additional work surface space, plumbing and space for washing machine, neutral decor, laminate flooring and a door to the side.

WC

1.01m x 1.35m (3' 4" x 4' 5") Located on the lower level, the wc comprises of a wash hand basin, wc, neutral decor, tiled flooring and a double glazed window to the side.

Bedroom One

3.90m x 3.27m (12' 10" x 10' 9") The master bedroom is an impressive double boasting neutral decor, two double wardrobes providing ample storage, laminate flooring and a double glazed window to the front.

Bedroom Two

2.62m x 2.93m (8' 7" x 9' 7") Spacious double bedroom with

neutral decor, laminate flooring and a double glazed window to the rear.

Bedroom Three

1.89m x 2.96m (6' 2" x 9' 9") Bedroom three is good sized apartment that could be flexibly utilised as a home office boasting, neutral decor, laminate flooring and a double glazed window to the rear.

Bathroom

Completing the accommodation is the family bathroom comprising of a wash hand basin and vanity storage, wc, bath with overhead mains shower, heated towel rail, ceiling spotlights, stylish tiled finish, vinyl flooring and a double glazed window to the rear.

Externally

Set on a spacious plot boasting private front and rear gardens, the front garden offers a well manicured lawn with tarmac driveway to the side providing ample off street parking and leading to the integral garage. Whilst the rear garden is fully enclosed and provides a spacious lawn area and elevated paved patio perfect for al fresco dining and entertaining.

Council Tax Band

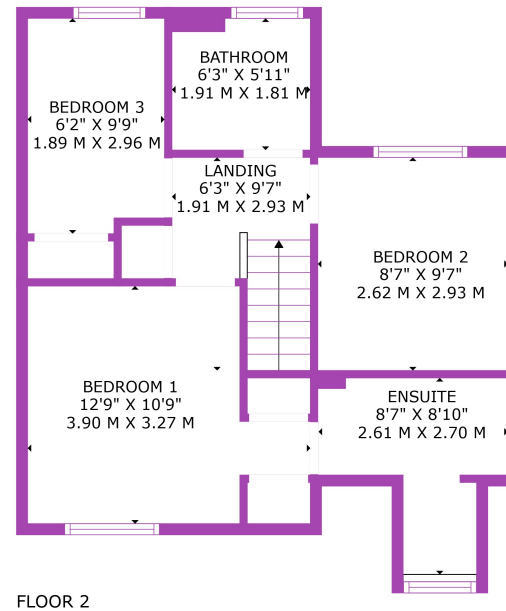
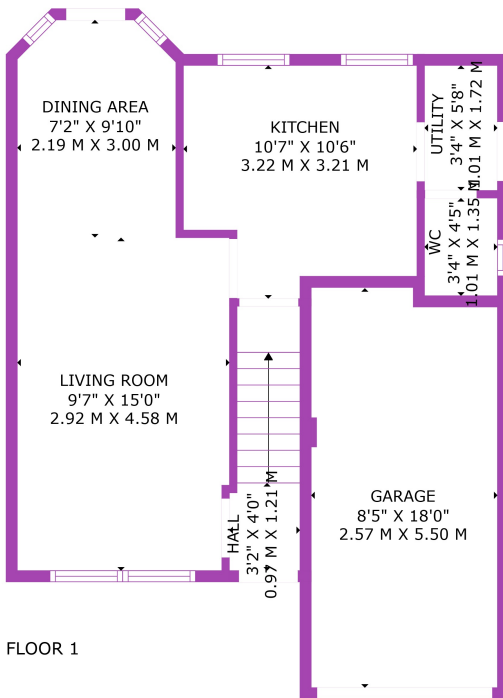
Band E

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TOTAL: 807 sq. ft, 75 m²
 FLOOR 1: 372 sq. ft, 35 m², FLOOR 2: 435 sq. ft, 40 m²
 EXCLUDED AREAS: GARAGE: 149 sq. ft, 14 m², UTILITY: 19 sq. ft, 2 m², WALLS: 113 sq. ft, 9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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