

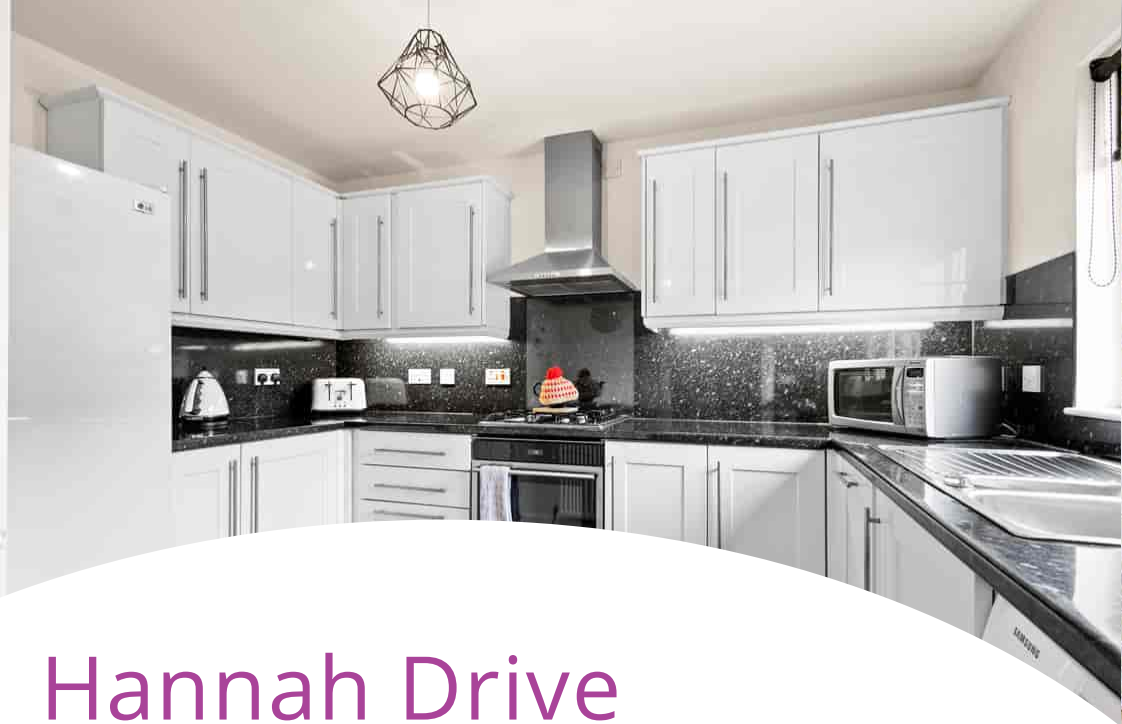


21 Hannah Drive

Knockentiber  
Kilmarnock, KA2 0FB  
P.O.A.

GREIG  
*Residential*





# Hannah Drive

Knockentiber, Kilmarnock, KA2 0FB

Perfectly located within an exclusive modern development in the well regarded village of Knockentiber enjoying immediate open countryside views, this two bedroom modern semi detached villa boasts spacious accommodation over two levels complete with stylish contemporary decor and en suite facilities to both bedrooms. This superb home is further complemented externally by lovingly maintained, landscaped private gardens with feature glass balustrade and generous driveway.

Offering an idyllic semi rural location whilst being within ease of access to Crosshouse, Kilmarnock and Kilmaurs, all providing a wide variety of local amenities, schooling and transport links, this is sure to appeal.





### Hallway

3.32m x 1.25m (10' 11" x 4' 1") Generous welcoming entrance hallway providing door access to lounge, kitchen and cloaks with fresh decor, ceiling coving and laminate flooring. Carpeted staircase leading to the upper level.

### Lounge/Diner

4.46m x 5.09m (14' 8" x 16' 8") The generously proportioned main living apartment provides an open plan lounge to dining layout, offering soft modern decor with ceiling coving and laminate flooring. Useful storage cupboard and double glazed French doors leading out into the rear gardens.

### Kitchen

3.32m x 2.26m (10' 11" x 7' 5") Contemporary fully fitted kitchen offering a great range of white gloss wall and base storage units with complementary work surfaces, stainless steel sink and drainer, integrated appliances including oven, gas hob, washing machine and dishwasher. Plumbing/space for fridge/freezer, neutral decor, tiled flooring and double glazed window to the front.

### Cloaks/WC

2.31m x 0.85m (7' 7" x 2' 9") Practical two piece cloaks/wc conveniently located on the ground floor comprising of a wash hand basin and wc, with modern half height tiling to walls, tiled flooring, neutral decor and front facing double glazed window.

### Bedroom One

3.86m x 3.02m (12' 8" x 9' 11") On the upper level the master bedroom is a sizeable double offering soft decor, fitted carpet and triple door fitted wardrobes providing plentiful storage space. Two double glazed windows to the rear boasting open outlooks and door access to en suite.

### Master En Suite

2.43m x 2.25m (8' 0" x 7' 5") Larger than average four piece modern en suite comprising of wash hand basin, wc, bath and shower cubicle with mains overhead shower. Stylish tiling to walls with wet wall around shower, tiled flooring, ceiling spotlights and heated towel rail. Side facing double glazed opaque window.

### Bedroom Two

3.50m x 3.05m (11' 6" x 10' 0") The second double bedroom is front facing with a double glazed window, neutral decor, fitted carpet and a range of storage including double door wardrobes and an overstairs storage cupboard. Door access to en suite.

### Bedroom Two En Suite

2.21m x 0.86m (7' 3" x 2' 10") Three piece en suite servicing the second bedroom comprising of a wash hand basin, wc and shower cubicle with electric overhead shower. Modern half height tiling to walls with wet wall around shower, tiled flooring, ceiling spotlights and neutral decor. Double glazed opaque window to the front.

### External

Positioned upon a favourable plot, this impressive home has private garden grounds to the front and rear. The front gardens are laid to chips with a driveway providing off street parking. The attractive rear gardens have been intricately landscaped comprising of a paved patio, manicured lawn bordered by bedding areas and a selection of small trees leading to the modern decked patio finished with a glass balustrade providing uninterrupted immediate countryside views, providing the perfect tranquil private outdoor setting.

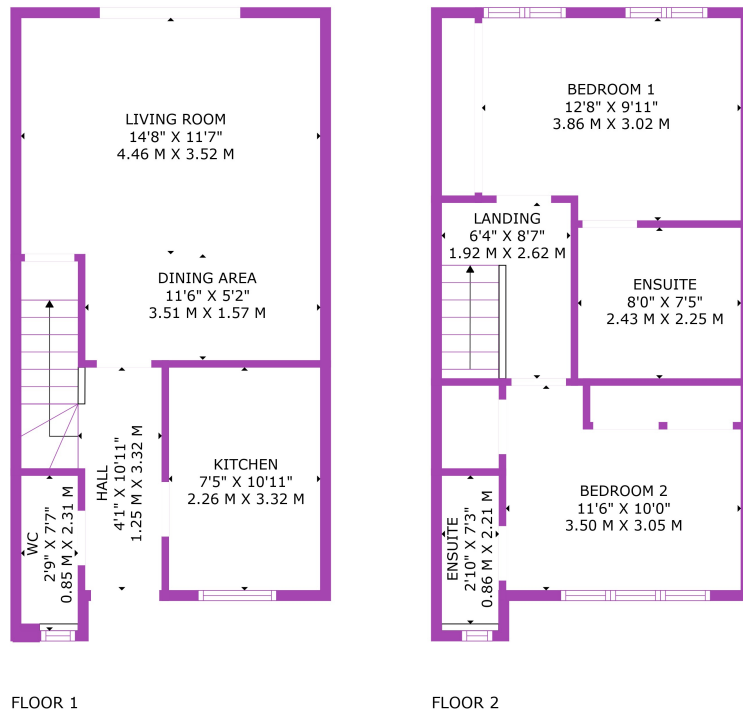
### Council Tax

Band D

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**TOTAL: 830 sq. ft, 78 m<sup>2</sup>**  
 FLOOR 1: 415 sq. ft, 39 m<sup>2</sup>, FLOOR 2: 415 sq. ft, 39 m<sup>2</sup>  
 WALLS: 60 sq. ft, 4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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