

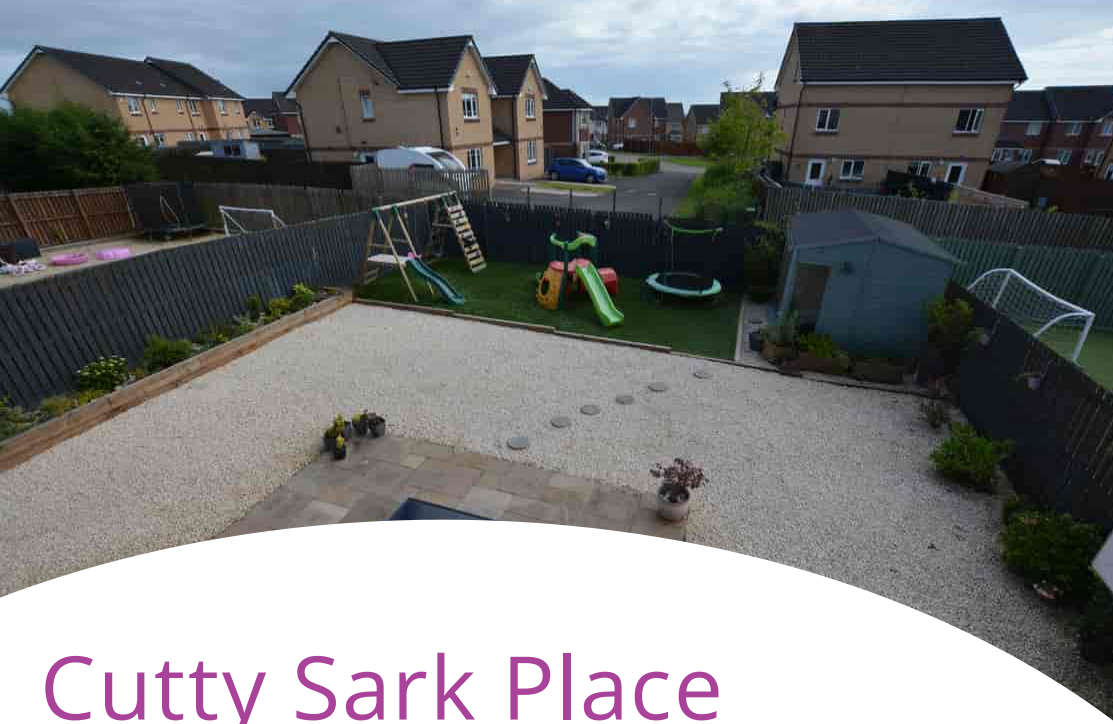


10 Cutty Sark Place

Kilmarnock, KA3 1UF

Offers Over £265,000

GREIG
Residential



Cutty Sark Place

Kilmarnock, KA3 1UF

The largest style available in this development, the 'Stewart' is an impressive four bedroom modern detached villa built by the reputable Taylor Wimpey, located within the highly regarded 'John Walker' estate in Kilmarnock boasting an enviable plot within a quaint cul de sac. This excellent family villa offers an abundance of generous living space over two levels, perfectly configured to suit modern family living including dining sized kitchen & Jack 'n' Jill en suite, lovingly maintained by the current owners. The sizeable garden grounds are landscaped with ease of maintenance & the villa is further complemented by South facing rear gardens, driveway and larger than average integral garage. Perfectly positioned for ease of access to local schooling & transport links.





Hallway

5.45m x 2.21m (17' 11" x 7' 3") With access via the outer double glazed composite door, the spacious welcoming reception hallway is complete with an open staircase to the upper level, door access to lower apartments including lounge, dining room, kitchen and utility room. Tiled flooring, contemporary décor and practical storage cupboard.

Formal Lounge

5.14m x 3.47m (16' 10" x 11' 5") The rear facing formal lounge is an excellent main apartment with a double glazed window to rear overlooking the rear gardens, contemporary stylish décor and laminate flooring. Plentiful space for freestanding furniture.

Dining Room/Sitting Room

3.41m x 2.77m (11' 2" x 9' 1") Flexible front facing second public room currently used as a sitting room offering neutral, contemporary decor, laminate flooring and front facing double glazed window. A flexible room which could be used as a formal dining room or home office.



Dining Kitchen

3.70m x 3.49m (12' 2" x 11' 5") Stunning dining sized fitted kitchen offering a wide range of wall and base storage units finished in white gloss with complimentary worktop surfaces, stainless steel sink and drainer, integrated appliances including oven, hob and hood, fridge/freezer and dishwasher. Rear facing double glazed window and double glazed French doors leading out into the rear gardens. Ample space for dining table and chairs, neutral décor and tiled flooring.

Utility Room

2.77m x 2.05m (9' 1" x 6' 9") Practical separate utility room with additional units, stainless steel sink, plumbing and space for washing machine and tumble dryer. Neutral décor, tiled flooring, door to cloaks/wc and external door access to the side garden.

Cloaks/WC

1.67m x 1.50m (5' 6" x 4' 11") Spacious ground floor two piece cloaks/wc comprising of wash hand basin and wc set, crisp white décor with half height wet wall finish and tiled flooring. Heated towel rail and double glazed opaque window to the side.



Upper Landing

4.90m x 5.11m (16' 1" x 16' 9") On the upper level the galleried landing provides door access to the four double bedrooms and family bathroom with neutral décor, fitted carpet and a selection of useful storage cupboards.

Bedroom One

3.97m x 3.97m (13' 0" x 13' 0") The master bedroom is a sizeable double offering a double glazed window to the front and generous walk in wardrobe providing storage. Contemporary neutral décor, fitted carpet and door access to en suite.

Master En Suite

2.50m x 1.52m (8' 2" x 5' 0") Three piece master en suite comprising of wash hand basin, wc and double shower cubicle with mains overhead shower. Modern tiling to walls and floor, double glazed opaque window to the front.

Bedroom Two

3.60m x 3.22m (11' 10" x 10' 7") The second generous double bedroom is rear facing offering a double glazed window overlooking gardens with contemporary neutral decor, fitted carpet and door access to Jack 'n' Jill en suite.



Bedroom Three

3.96m x 3.40m (13' 0" x 11' 2") Bedroom three is a double room offering a double glazed window to the rear with a garden view, contemporary children's decor and fitted carpet. Door access to Jack 'n' Jill en suite.

Jack 'n' Jill En Suite

2.16m x 1.90m (7' 1" x 6' 3") Providing en-suite facilities to bedrooms two and three with a three piece suite comprising of wc, wash hand basin and double shower cubicle with mains overhead shower. Crisp white décor, neutral tiling to walls and floor, double glazed opaque window to the rear.

Bedroom Four

4.89m x 2.78m (16' 1" x 9' 1") Fourth double bedroom offering two front facing double glazed windows, stylish décor and fitted carpet.

Family Bathroom

2.82m x 1.89m (9' 3" x 6' 2") Completing the accommodation is the impressive four piece family bathroom suite comprising of wash hand basin, bath, shower cubicle with mains overhead shower and wc set. Tiling to walls and floor, side facing double glazed window.



External

Externally the private rear garden grounds are landscaped with ease of maintenance in mind comprising of a generous modern paved patio and large chipped area leading to an artificial lawn. The gardens are bordered by high level fencing and are fully enclosed, offering a private outdoor space. There is a monobloc driveway to the front providing off street parking for two cars leading to the generous, larger than average integral garage (size approx 4m) with up and over door and power and lighting supply.

Council Tax

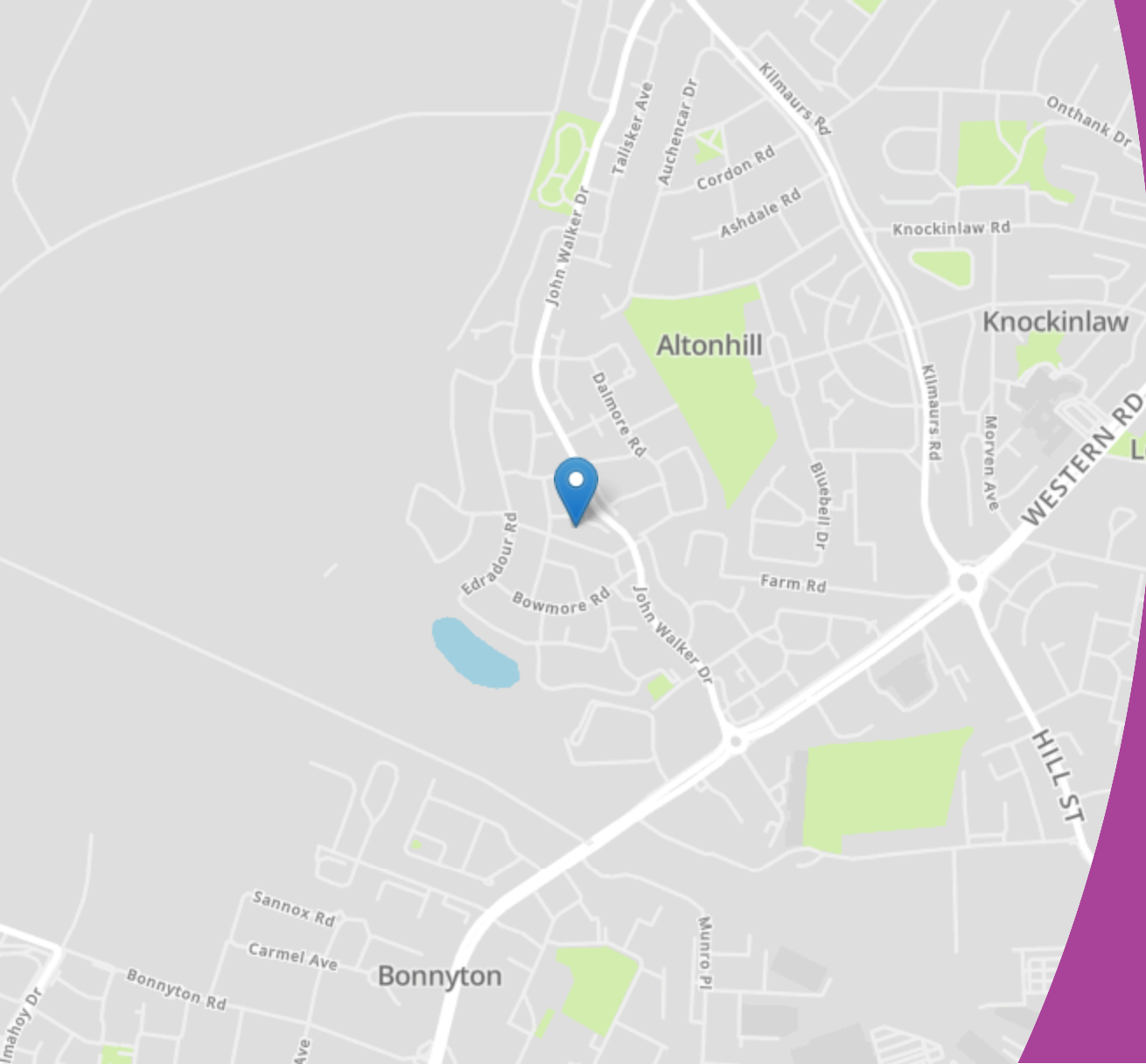
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