



63 Plann Road
Kilmarnock, KA2 0EN
P.O.A.

GREIG
Residential



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Ideally located within the ever popular village of Knockentiber, this three bedroom semi detached villa ticks all the boxes for modern family living. Boasting spacious accommodation over two levels complete with stylish contemporary decor and modern fixtures and fittings throughout. This superb villa is also complemented by low maintenance private gardens and ample off street parking.

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 impress even the most discerning of buyers.





Hallway

3.07m x 1.82m (10' 1" x 6' 0") Access is given via an outer composite door to a welcoming entrance hallway boasting neutral décor, practical storage cupboard and laminate flooring. The hallway gives access to the lounge, Kitchen, WC/Cloaks and a carpeted staircase leads to the upper level.

WC/Cloaks

1.99m x 1.01m (6' 6" x 3' 4") Conveniently located on the lower level the wc/cloaks comprises of a wash hand basin, wc, contemporary décor, tiled flooring and a double glazed opaque window to the side.

Lounge

5.35m x 3.60m (17' 7" x 11' 10") Generously proportioned main apartment offering soft neutral décor, feature electric fire place set within a decorative stone surround, plentiful space for free standing furniture and two feature full length double glazed windows to the front with two double glazed windows on either side.

Kitchen/Dining Room

4.19m x 2.83m (13' 9" x 9' 3") Fully fitted modern dining sized kitchen complete with a selection of wall and base units providing ample storage with complementary work surface, integrated oven, gas hob and dishwasher, plumbing and space for fridge freezer and washing machine, stainless steel sink and drainer, bright contemporary décor, plentiful space for dining table and chairs, practical storage cupboard, vinyl flooring, two double glazed windows to the rear and a door leading to the rear garden.

Bedroom One

3.40m x 2.70m (11' 2" x 8' 10") The impressive master bedroom is a generous double offering contemporary décor, fitted wardrobes, fitted carpet, two double glazed windows to the rear and access to en-suite facilities.

En-Suite

2.39m x 1.80m (7' 10" x 5' 11") Stylish en-suite comprising of a wash hand basin, wc, shower cubicle, contemporary decor, neutral tiling around shower, tiled flooring and a double glazed opaque window to the rear.

Bedroom Two

3.79m x 2.59m (12' 5" x 8' 6") A spacious double bedroom with contemporary children's décor, fitted wardrobes, fitted carpet and a double glazed window to the front.

Bedroom Three

2.88m x 2.63m (9' 5" x 8' 8") Bedroom three is a good sized bedroom offering contemporary children's décor, practical storage cupboard, fitted carpet and a double glazed window to the front.

Bathroom

2.15m x 1.80m (7' 1" x 5' 11") Completing the accommodation is family bathroom comprising of a wash hand basin, wc, bath with overhead electric shower, modern tiling to walls and flooring and a double glazed opaque window to the side.

Externally

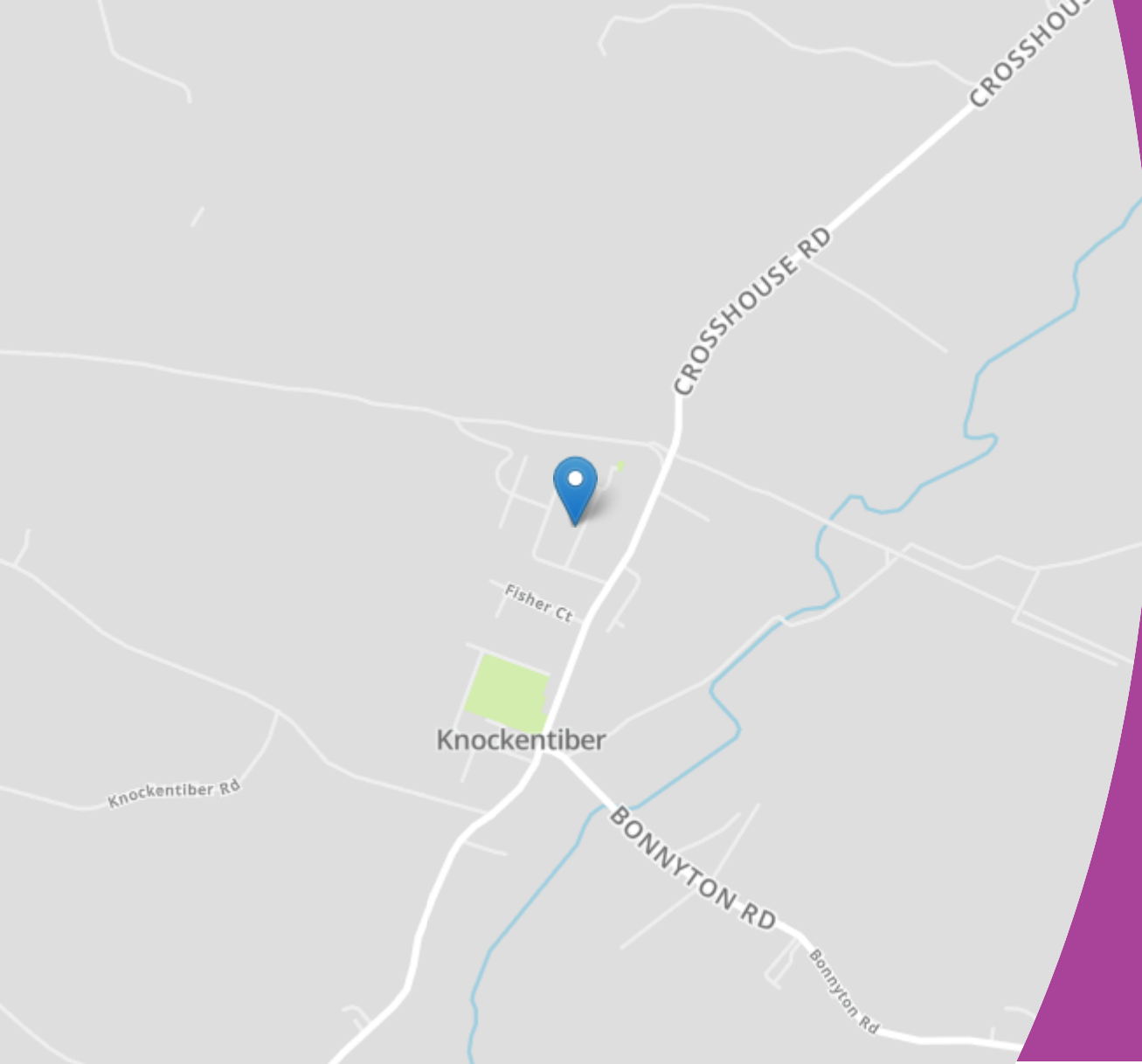
This property boasts spacious private rear gardens to the front, side and rear, the front garden has been designed with ease of maintenance in mind being fully laid to chip with a chipped and paved driveway to the side allowing for ample off street parking. The rear garden offers a spacious area laid to astro turf and large aluminium pergola with decked patio complete with plumbing and space for a wood fired hot tub.

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