



30 Baleshrae Crescent
Kilmarnock, KA3 2GN
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this impressive four bedroom detached villa located in the ever popular Southcraigs area of Kilmarnock offering ease of access to local amenities, preferred schooling and direct transport links via the M77 to Ayr and Glasgow. Offering spacious accommodation over two levels with contemporary décor and modern fixtures and fittings throughout, this property is complemented by South facing landscaped gardens, ample off street parking and an integral garage.

Having been presented in show home condition by the current owner this is the ideal family home and is sure to impress.





Hallway

1.24m x 1.23m (4' 1" x 4' 0") Access is given via an outer wooden door to a welcoming entrance hallway offering neutral décor and a fitted carpet. The hallway gives access to the lounge and a carpeted staircase leads to the upper level.

Lounge

5.06m x 4.02m (16' 7" x 13' 2") Impressive, generously proportioned main apartment boasting stylish modern décor, feature gas fire set within a decorative surround, plentiful space for free standing furniture, practical storage cupboard, ceiling coving, fitted carpet, a double glazed window to the front and an archway leading to the dining room.

Dining Room

2.78m x 2.38m (9' 1" x 7' 10") Spacious rear facing apartment currently utilised as a dining room comprising of contemporary décor, ceiling coving, fitted carpet and double glazed patio doors overlooking and leading to the rear garden.

Kitchen

3.72m x 2.79m (12' 2" x 9' 2") Fully fitted dining sized kitchen complete with ample wall and base storage units with complementary work surface, integrated oven, gas hob, plumbing and space for fridge freezer and dish washer, stainless steel sink and drainer, neutral décor, plentiful space for dining table and chairs, tiled flooring, double glazed window to the rear and door access to the utility room.

Utility

1.52m x 1.52m (5' 0" x 5' 0") Practical utility room comprising of additional wall and base storage units, plumbing and space for washing machine and freezer, neutral décor, tiled flooring, door leading to the rear gardens and a door to wc/cloaks.

WC/Cloaks

1.52m x 1.18m (5' 0" x 3' 10") Conveniently located on the lower level offering a wash hand basin and wc combination unit, chrome heated towel rail, vinyl flooring and a double glazed window to the side.

Bedroom One

4.01m x 3.40m (13' 2" x 11' 2") The master bedroom is a generous double with contemporary grey décor, triple fitted wardrobes, practical storage cupboard, fitted carpet, a double glazed window to the front and access to en-suite facilities.

En-Suite

1.83m x 1.57m (6' 0" x 5' 2") Stylish en-suite comprising of a wash hand basin with vanity unit, wc, corner shower cubicle, ceiling spotlights, modern grey tiling to walls and flooring and a double glazed opaque window to the front.

Bedroom Two

3.00m x 2.91m (9' 10" x 9' 7") A generous double bedroom offering neutral décor, triple fitted wardrobes providing ample storage, fitted carpet and a double glazed window to the rear.

Bedroom Three

4.11m x 2.66m (13' 6" x 8' 9") Bedroom three is a spacious double with neutral décor, fitted wardrobes, fitted carpet and a double glazed window to the side and front.

Bedroom Four

2.64m x 1.91m (8' 8" x 6' 3") A generous single bedroom with neutral décor, fitted carpet and a double glazed window to the rear. Currently utilised as a dressing room.

Bathroom

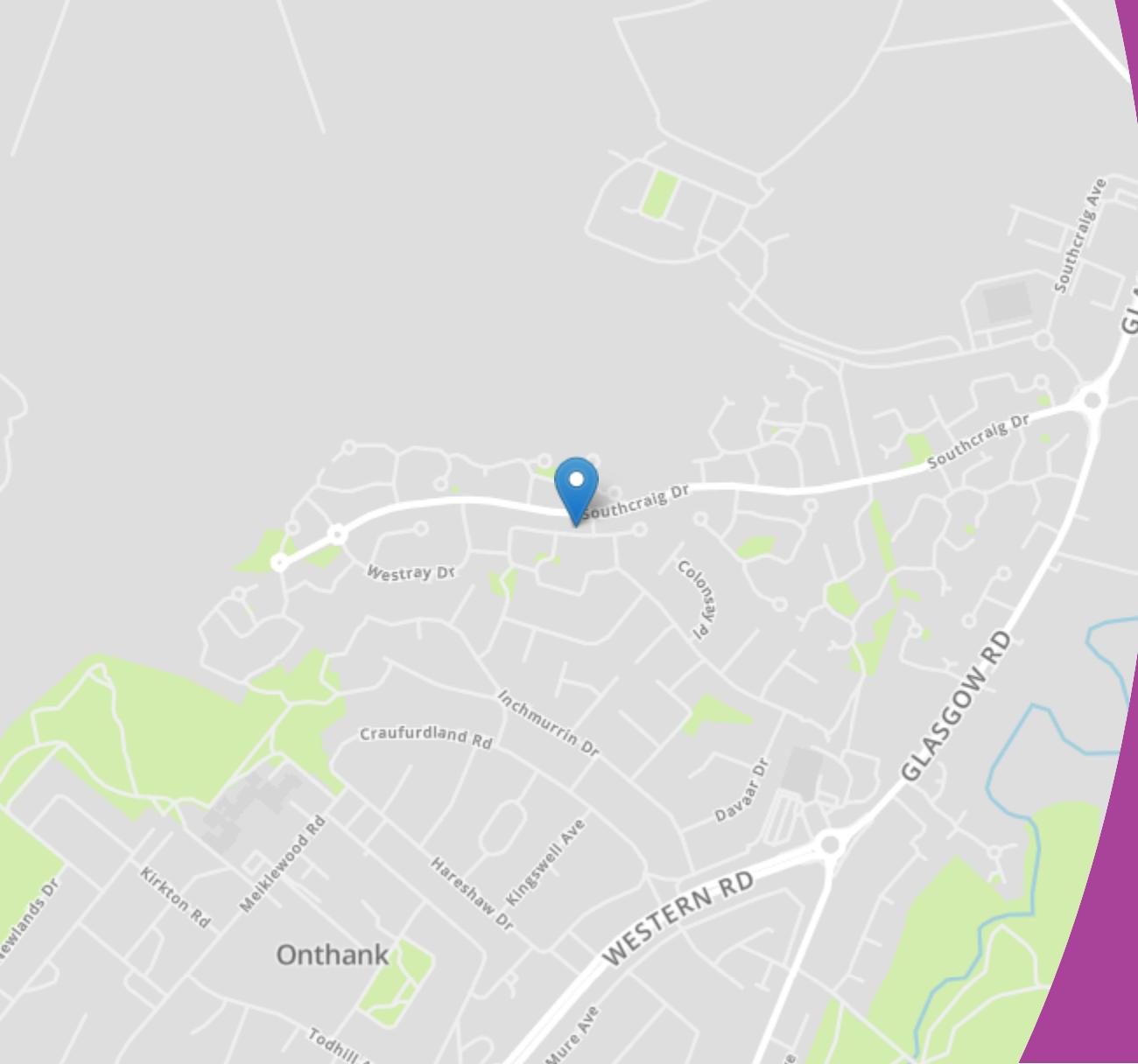
2.10m x 1.91m (6' 11" x 6' 3") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath, tiling to walls around bath and flooring and a double glazed opaque window to rear.

Externally

Externally this property boasts stunning private landscaped gardens, the front garden has been designed with ease of maintenance in mind with a well manicured lawn and paved driveway providing ample off street parking and leading to the integral garage. The rear garden is south facing with a large well manicured lawn area with decorative chipped boarder and paved patio perfect for al fresco dining and entertaining.

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