



6 Balvenie Drive
Kilmarnock, KA3 1TG
P.O.A.

GREIG
Residential



Balvenie Drive

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Proudly presenting this impressive larger than average three bedroom modern semi detached villa perfectly positioned within the highly regarded 'John Walker' estate, with open greenery outlooks to the side. Boasting spacious accommodation over two levels, having been lovingly presented with contemporary neutral décor and modern fixtures and fittings throughout. Complimented by a generous plot with a driveway providing ample off street parking and enclosed landscaped gardens, this superb villa ticks all the boxes for modern family living and sure to impress all who view.





Hallway

4.69m x 2.40m (15' 5" x 7' 10") With access via the outer composite double glazed door, the spacious welcoming entrance hallway provides access to lounge, kitchen and cloaks/wc with neutral decor, walnut effect laminate flooring and carpeted staircase leading to the upper level.

Formal Lounge

4.42m x 3.52m (14' 6" x 11' 7") Sizeable main apartment offering modern stylish decor with ceiling coving and fitted carpet, double glazed window to the front and plentiful space for freestanding furniture.

Dining Kitchen

6.61m x 3.64m (21' 8" x 11' 11") Generous dining sized fitted kitchen offering a range of modern walnut effect wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, integrated appliances including oven, gas hob and hood, fridge/freezer and dishwasher. Neutral decor, click vinyl flooring, large understairs storage cupboard, plentiful space for dining table and chairs and double glazed sliding patio door leading out into the rear gardens.

Utility

2.14m x 1.82m (7' 0" x 6' 0") Preferred separate utility room providing additional storage units, stainless steel sink and drainer, plumbing/space for washing machine and tumble dryer. Click vinyl flooring, neutral decor and door leading out into the side gardens.

Cloaks/WC

1.78m x 0.86m (5' 10" x 2' 10") Practical two piece cloaks/wc conveniently located on the ground floor comprising of wash hand basin and wc with contemporary decor and laminate flooring.

Bedroom One

4.42m x 2.86m (14' 6" x 9' 5") On the upper level the master bedroom is a generously proportioned double room complete with fitted mirrored door wardrobes, contemporary neutral decor, fitted carpet, double glazed window to the front and door access to master en suite.

Master En Suite

2.87m x 1.75m (9' 5" x 5' 9") Three piece master en suite shower room comprising of wash hand basin, wc and double walk in shower cubicle with mains overhead shower. Tiled finish to walls around shower and neutral decor.



Bedroom Two

3.24m x 2.71m (10' 8" x 8' 11") The second double bedroom offers modern decor with fitted carpet, fitted mirrored door wardrobes providing storage space and double glazed window to the rear overlooking the gardens.

Bedroom Three

2.89m x 2.50m (9' 6" x 8' 2") Bedroom three is a double room and is rear facing with a double glazed window, contemporary decor and fitted carpet. Fitted mirrored door wardrobes providing storage space.

Bathroom

2.38m x 2.06m (7' 10" x 6' 9") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and bath with overbath shower. Tiling around walls, vinyl flooring and double glazed opaque window to the front.

External

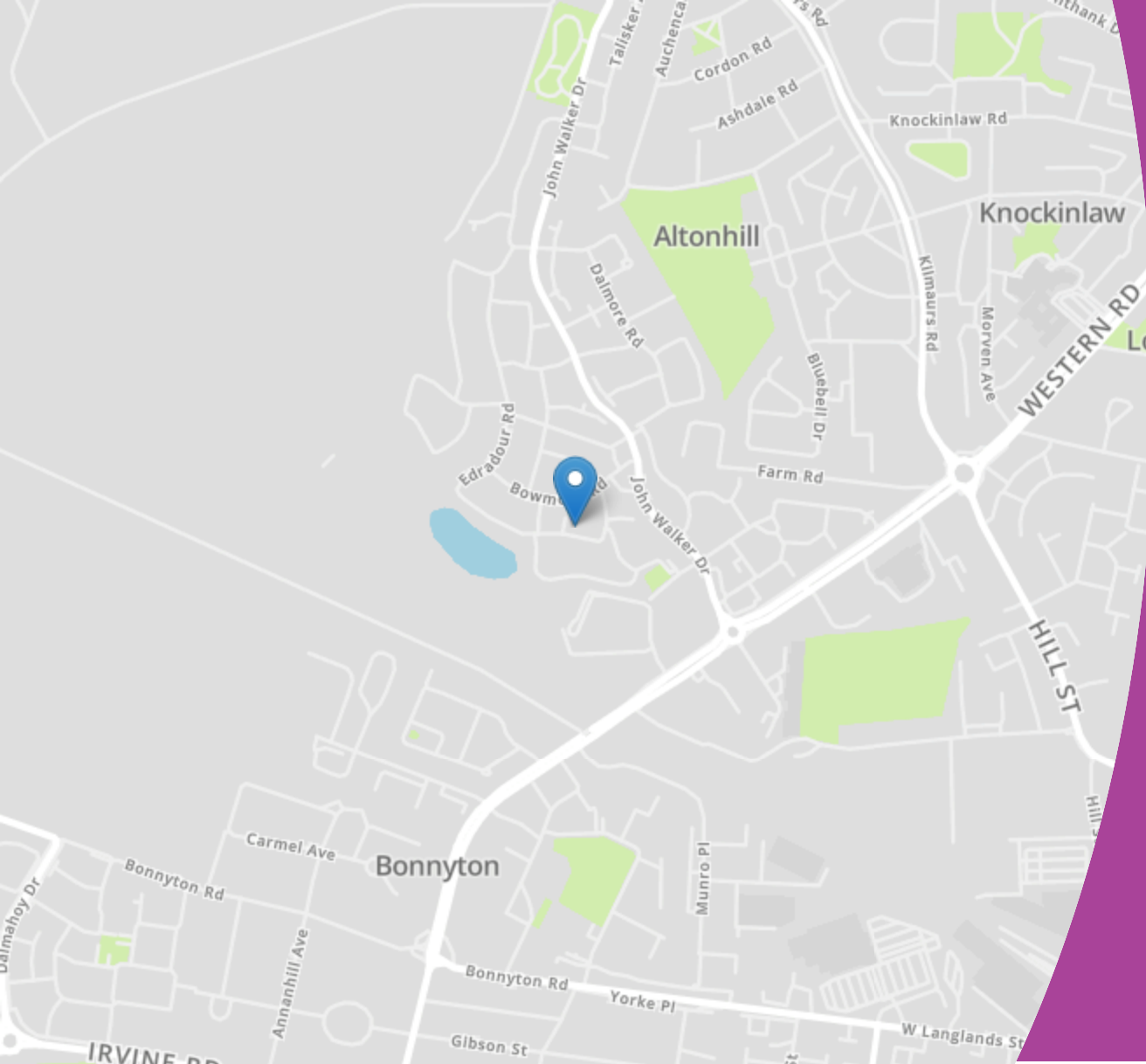
Positioned on a sizeable plot, this family villa boasts generous garden grounds to the front and rear. The front gardens are laid to lawn with paved pathway and driveway to the side providing ample off street parking. The excellent rear gardens have been landscaped with ease of maintenance in mind comprising of a large artificial lawn bordered by modern paving, a feature decked patio area with decked seating and play area laid with bark. Bordered by fencing allowing for a safe and peaceful outdoor family space.

Council Tax

Band E

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