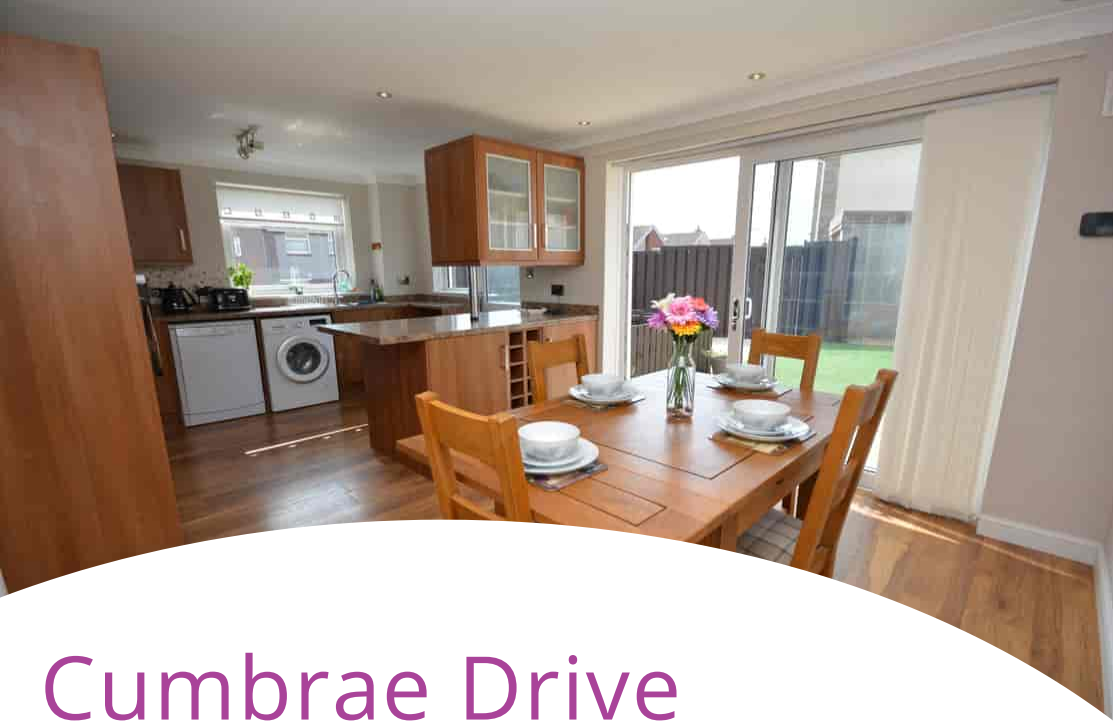




1 Cumbrae Drive
Kilmarnock, KA3 2JW
P.O.A.

GREIG
Residential



Cumbræ Drive

Kilmarnock, KA3 2JW

Proudly presenting to the market this superb three bedroom detached villa perfectly situated within the highly regarded Wardneuk estate in Kilmarnock with ease of access to local amenities, preferred school catchment area and with direct transport links via the M77 to Ayr and Glasgow. Internally finished to a high standard with contemporary neutral décor and stylish fixtures and fittings throughout. Positioned on a generous corner plot complete with landscaped gardens, plentiful off street parking on driveway and detached garage, ticking all the boxes for modern family living. Early viewings are advised.





Hallway

3.65m x 1.85m (12' 0" x 6' 1") Accessed by outer white UPVC door into hallway offering fresh white décor, laminate flooring, storage cupboard, double glazed window to the side and door access to lounge.

Lounge

4.66m x 3.87m (15' 3" x 12' 8") Generous main apartment offering fresh white décor, laminate flooring, featuring electric fire set within decorative stone around, double glazed window to the front and double doors giving access to kitchen/dining.

Kitchen/Dining

5.99m x 3.50m (19' 8" x 11' 6") Open plan layout perfect for families with sliding patio doors giving access to landscaped gardens, ample wall and base units, breakfast bar seating area, integrated oven with induction hob and extractor hood, integrated wine fridge, stainless steel sink and drainer, plumbing/space for washing machine, fridge freezer and dish washer, black gloss splashback, laminate flooring, white UPVC door giving access to rear gardens and double glazed windows to the side and rear.



Bedroom One

4.40m x 3.80m (14' 5" x 12' 6") Large double bedroom offering soft neutral décor, fitted carpet, storage cupboard and double glazed window to the front.

Bedroom Two

3.80m x 2.90m (12' 6" x 9' 6") Generous double bedroom offering jungle detail wallpaper, fitted carpet, storage cupboard and double glazed window to the rear.

Bedroom Three

2.97m x 2.50m (9' 9" x 8' 2") Single bedroom offering white décor, laminate flooring, storage cupboard and double glazed window to the front.

Shower Room

1.95m x 1.95m (6' 5" x 6' 5") Three piece suite comprising of WC, wash hand basin vanity unit and mains walk in shower cubicle with glass screens, chrome heated towel rail, ceiling spotlights, laminate waterproof flooring and double glazed opaque window to the rear.



External

This property boasts a generous corner plot with gardens to the front rear and side. The front is laid to lawn and chips, giving access to paved driveway and detached garage to the side. Complimented by low maintenance enclosed landscaped gardens to the rear laid with astro and patio, perfect for al fresco dining, entertaining and child play.

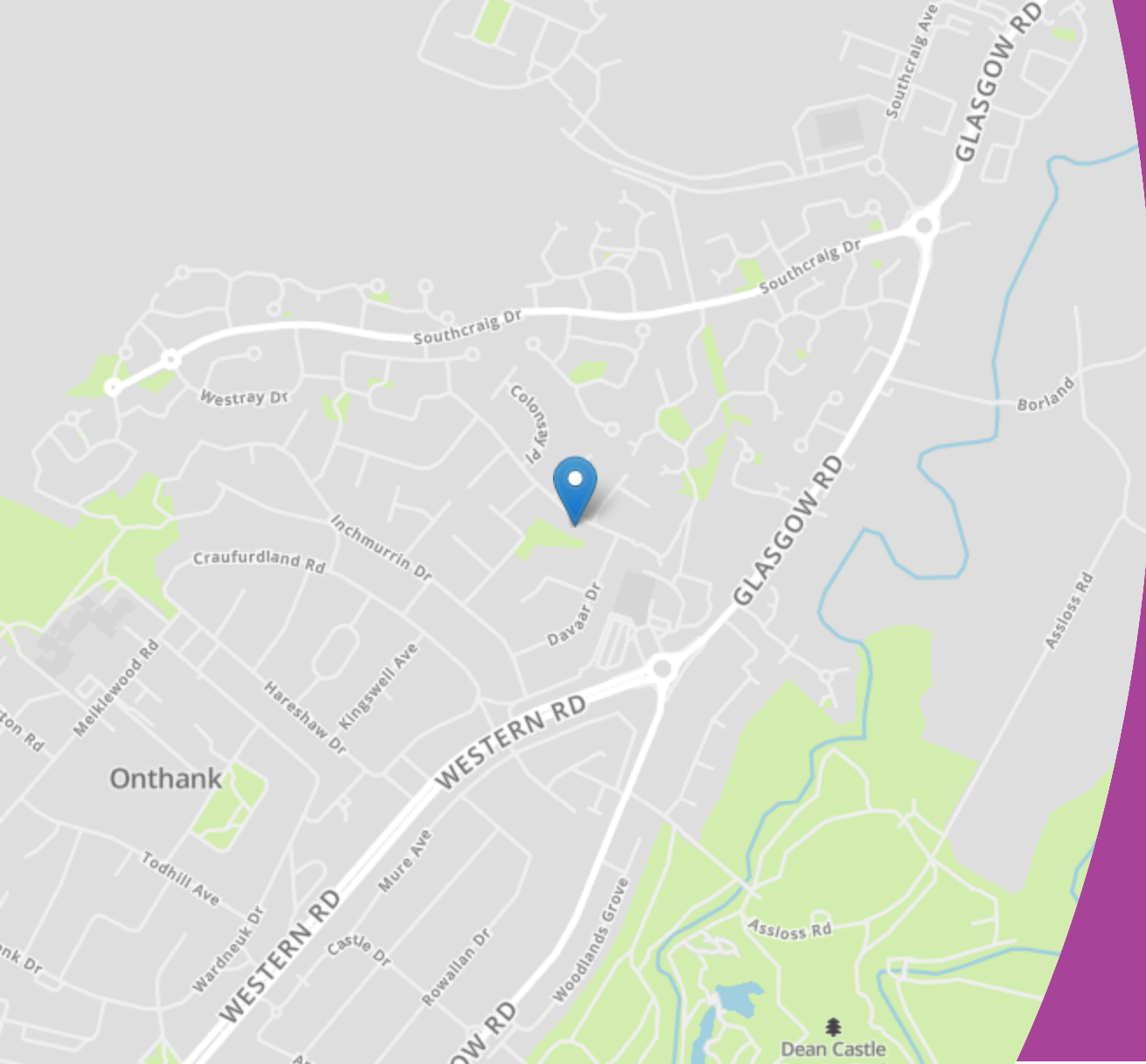
Council Tax Band

Band D

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GREIG
Residential

Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

info@greigresidential.co.uk