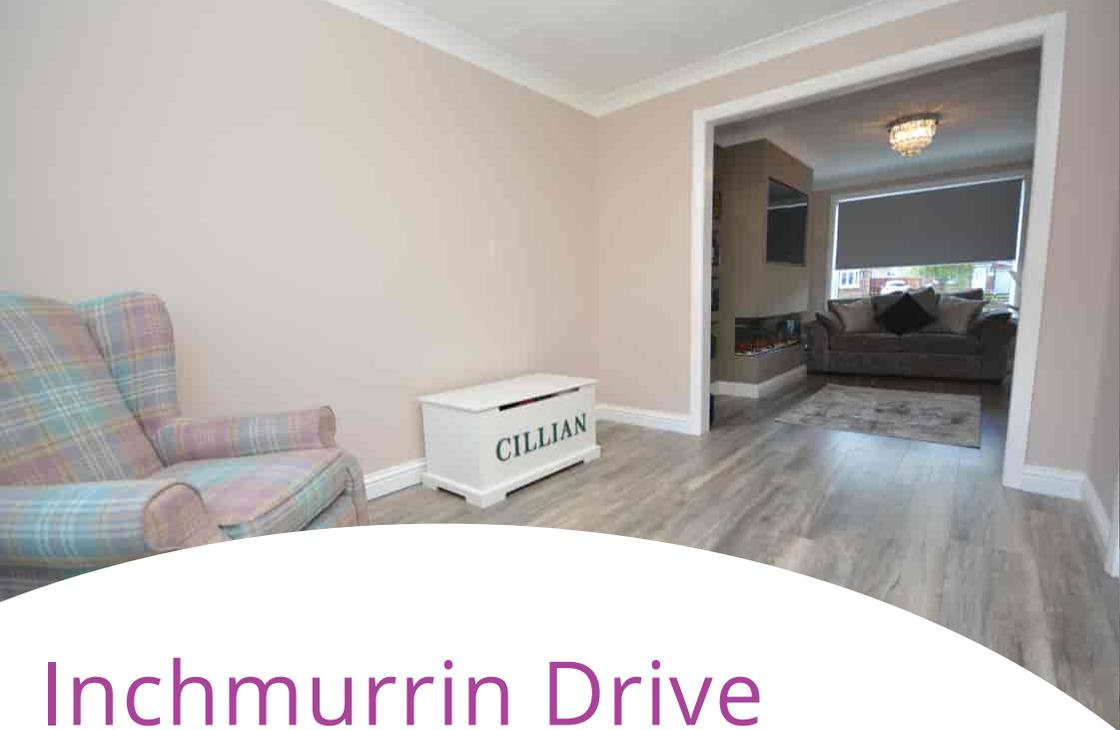




72 Inchmurrin Drive
Kilmarnock, KA3 2HZ
Offers Over £149,995

GREIG
Residential



Inchmurrin Drive

Kilmarnock, KA3 2HZ

Ideally positioned within the highly sought after Wardneuk area on the northern periphery of Kilmarnock, this pristine three bedroom semi detached villa provides spacious accommodation over two levels, having been lovingly upgraded by the current owners to offer contemporary stylish decor throughout. Complimented by a rear extension enhancing the kitchen and providing a utility area, ample off street parking, garage and low maintenance private gardens. This superb villa is perfectly located with ease of access to all local amenities, schooling and with direct transport links via the M77 to Ayr and Glasgow, this is sure to appeal.





Hallway

1.97m x 1.87m (6' 6" x 6' 2") With access via the outer white UPVC door, the welcoming entrance hallway provides laminate flooring, soft decor and double glazed window to the side. Door access to lounge and carpeted staircase leading to the upper level.

Formal Lounge

4.12m x 3.12m (13' 6" x 10' 3") The stunning, generously proportioned main apartment is complete with a feature media wall with modern electric fire and shelving, laminate flooring and neutral decor. Double glazed window to the front and archway leading to dining room. Plentiful space for freestanding furniture.

Dining Room

3.52m x 2.65m (11' 7" x 8' 8") Excellent flexible use apartment offering soft decor and laminate flooring, door access to kitchen, partial open plan layout to lounge via archway. Double glazed window to the rear.

Kitchen

5.94m x 2.33m (19' 6" x 7' 8") Modern extended fitted kitchen with rear utility area offering a range of stylish grey gloss wall and base storage units with contrasting white work surfaces, grey composite sink and drainer, integrated appliances including induction hob, hood, oven & grill. Plumbing/space for American style fridge/freezer, washing machine and tumble dryer, wet wall finish to walls and laminate flooring. Two double glazed windows to the side, one to the rear and UPVC door leading out into the rear gardens.

Bedroom One

4.16m x 3.09m (13' 8" x 10' 2") On the upper level the master bedroom is a sizeable double comprising of contemporary decor and fitted carpet, double glazed window to the front.

Bedroom Two

3.50m x 3.05m (11' 6" x 10' 0") The second double bedroom is rear facing with a double glazed window overlooking the gardens, stylish tasteful decor and fitted carpet. Triple door fitted wardrobes providing plentiful storage space.

Bedroom Three

3.24m x 2.32m (10' 8" x 7' 7") Bedroom three, currently utilised as a home office is complete with crisp white decor, fitted carpet and double glazed window to the front.

Bathroom

2.05m x 1.90m (6' 9" x 6' 3") Completing the accommodation is the impressive three piece family bathroom suite comprising of wash hand basin with vanity storage, wc and bath with mains overhead shower. Stylish porcelain tiling to walls and floor, heated towel rail, LED mirror and ceiling spotlights. Double glazed opaque window to the side.

Externally

Positioned on a generous plot, this family villa boasts private low maintenance garden grounds to the front and rear with extensive monobloc driveway to the side providing plentiful off street parking, leading to the garage with up and over door access. The front gardens are laid to chips, the rear gardens offer two paved patio areas, bordered by chips. The rear gardens are enclosed by fencing allowing for a safe and peaceful outdoor family space.

Council Tax

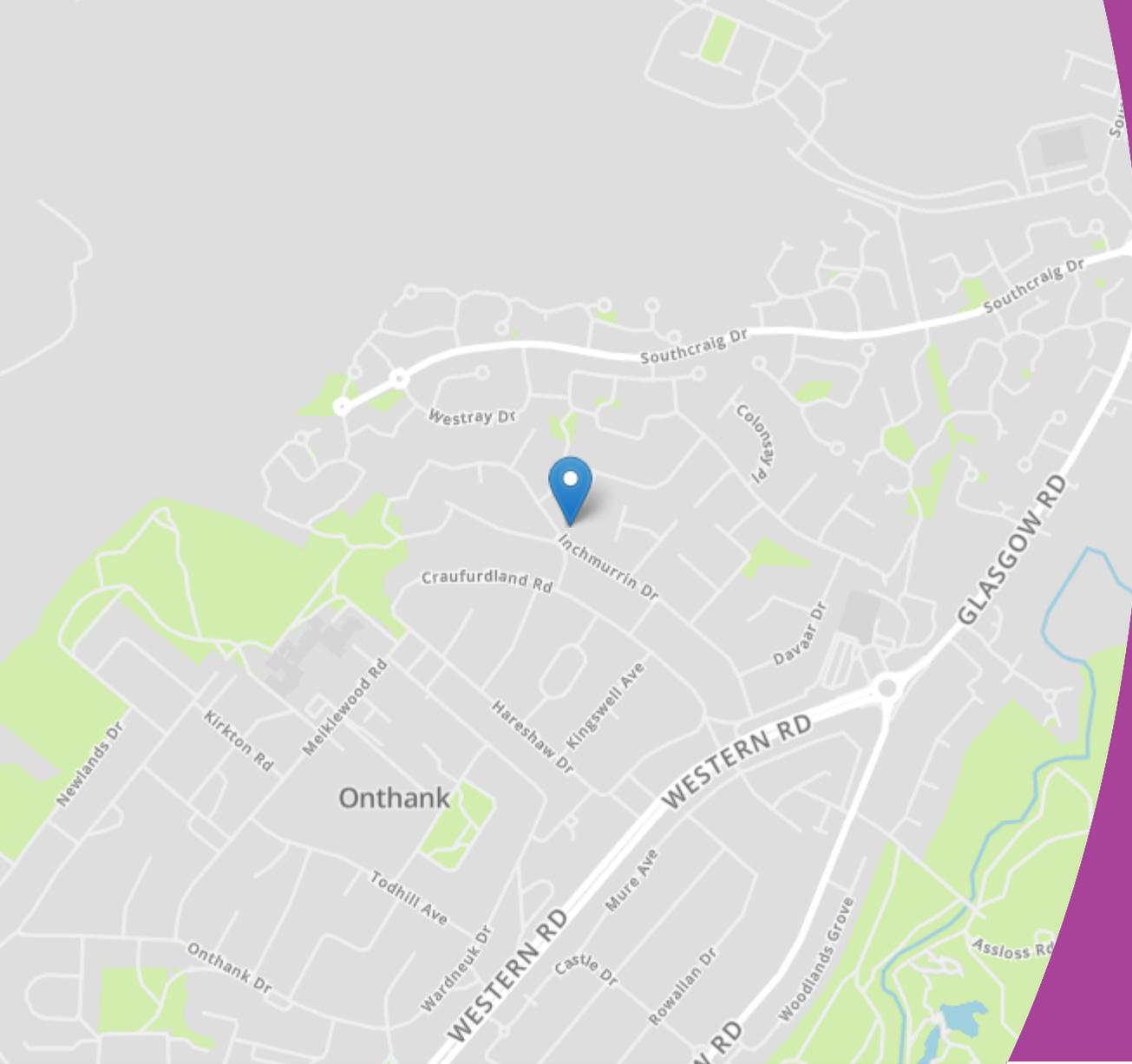
Band D

Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.



GREIG
Residential



Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

info@greigresidential.co.uk