



27 Niven Court  
Kilmarnock, KA3 7TL  
P.O.A.

**GREIG**  
*Residential*



# Niven Court

Kilmarnock, KA3 7TL

Greig Residential are delighted to present to the market this superb three bedroom end of terraced villa, located in the ever popular New Farm Loch area of Kilmarnock offering ease of access to local amenities, preferred schooling and direct transport links via the M77 to Ayr and Glasgow. Boasting spacious accommodation over two levels and complemented by low maintenance private gardens.

Having been lovingly maintained by the current owner this is the ideal family home and is sure to appeal to a wide range of buyers.





### Hallway

5.58m x 1.90m (18' 4" x 6' 3") Access is given via an outer white UPVC door to a welcoming entrance hallway offering neutral décor, practical storage cupboard and laminate flooring. The hallway gives access to the lounge, kitchen and a carpeted staircase leads to the upper level.

### Lounge

5.69m x 3.55m (18' 8" x 11' 8") Generously proportioned main apartment boasting soft neutral décor, plentiful space for free standing furniture, fitted carpet and two double glazed windows to the rear.

### Kitchen/Dining Room

5.54m x 2.27m (18' 2" x 7' 5") 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 washing machine, dish washer and fridge freezer, stainless steel sink and drainer, neutral décor, space for dining table and chairs, vinyl flooring, double glazed window to the rear and door leading to the rear garden.

### Bedroom One

4.56m x 2.60m (15' 0" x 8' 6") The master bedroom is a generous double offering soft neutral décor, two storage cupboards, fitted carpet and a double glazed window to the rear.

### Bedroom Two

3.61m x 2.99m (11' 10" x 9' 10") A spacious double bedroom with neutral décor, fitted carpet and a double glazed window to the rear.

### Bedroom Three

3.62m x 3.10m (11' 11" x 10' 2") Rear facing double bedroom complete with neutral décor, storage cupboard, laminate flooring and a double glazed window.

### Top Landing

4.36m x 1.88m (14' 4" x 6' 2") The sizeable top landing offers access to three double bedrooms and bathroom and comprises of neutral décor, laminate flooring and carpeted staircase to the lower level.

### Bathroom

2.06m x 1.74m (6' 9" x 5' 9") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead electric shower, vinyl flooring and a double glazed opaque window to the front.

### Externally

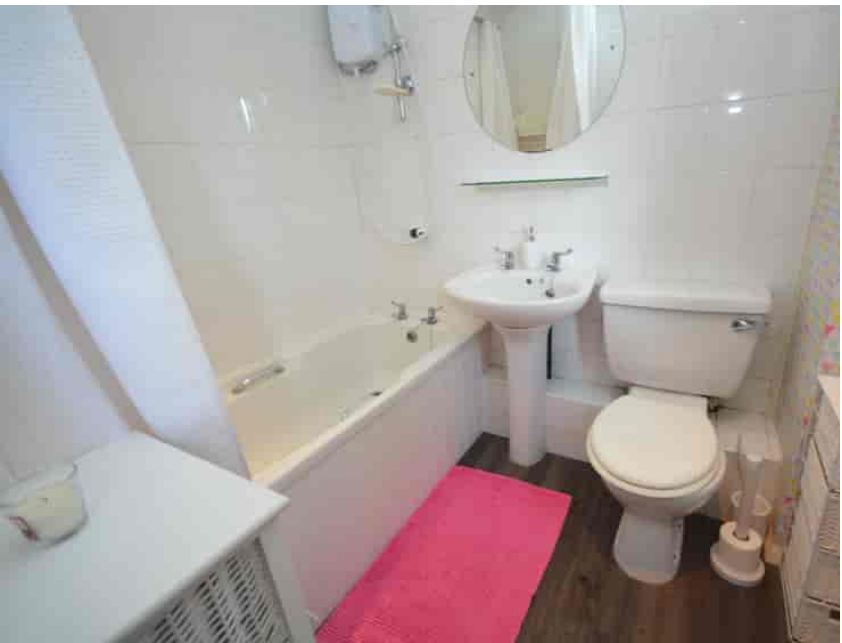
Externally this property boasts private fully enclosed gardens to the rear, offering an area laid to mature shrubbery, a chipped pathway and a large paved patio perfect for al fresco dining and entertaining.

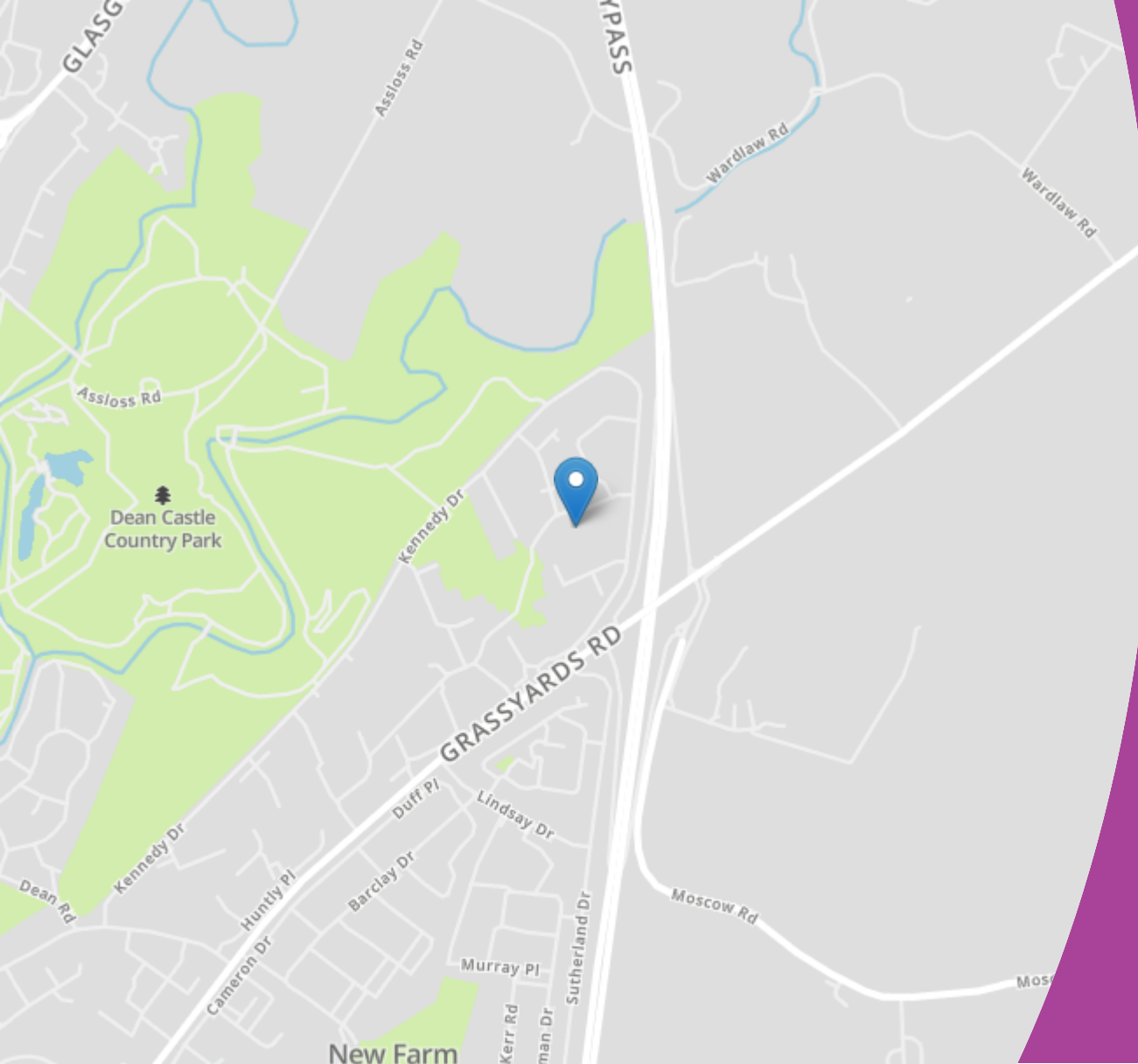
### Council Tax Band

Band B

### Disclaimer

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