



71 Brora Road
Kilmarnock, KA3 1AH
Offers Over £179,995

GREIG
Residential



Brora Road

Kilmarnock, KA3 1AH

This beautifully presented three bedroom modern semi detached villa is positioned on an idyllic head of cul de sac plot within the highly sought after 'John Walker' estate in Kilmarnock and has been lovingly maintained/upgraded both internally & externally by the current owners. Built by the reputable Taylor Wimpey, this 'Chalmers' house type is an excellent family home boasting three well sized double bedrooms, master en suite, integral garage and generous driveway.





Hallway

2.28m x 2.11m (7' 6" x 6' 11") The welcoming entrance hallway provides door access to the formal lounge and cloaks/wc with crisp white decor, laminate flooring, useful storage cupboard and carpeted staircase leading to the upper level.

Formal Lounge/Diner

5.50m x 3.88m (18' 1" x 12' 9") The generously proportioned main apartment is complete with stylish neutral decor and laminate flooring, storage cupboard and door access to kitchen. Plentiful space for dining table and chairs, double glazed French doors leading out into the rear gardens.

Kitchen

3.70m x 2.70m (12' 2" x 8' 10") Modern, generous fitted kitchen providing a range of contemporary white gloss wall and base storage units with contrasting work surfaces, stainless steel sink and drainer, integrated appliances including oven, induction hob, hood, dishwasher, fridge/freezer and washing machine. Tiled splashback, under unit lighting, neutral decor, vinyl flooring and door leading out into the rear gardens.

Cloaks/WC

2.16m x 1.68m (7' 1" x 5' 6") Practical two piece cloaks/wc conveniently located on the ground floor comprising of wash hand basin and wc with white decor and vinyl flooring. Double glazed opaque window to the front.

Bedroom One

3.67m x 3.60m (12' 0" x 11' 10") On the upper level the master bedroom is a sizeable double offering tasteful decor, fitted carpet and double glazed window to the rear overlooking the gardens. Door access to en suite.

Master En Suite

2.50m x 1.86m (8' 2" x 6' 1") Three piece master en suite shower room comprising of wash hand basin, wc and shower cubicle. White decor, vinyl flooring and double glazed opaque window to the side.

Bedroom Two

3.78m x 3.05m (12' 5" x 10' 0") The second double bedroom offering soft decor, fitted carpet and a double glazed window to the front.

Bedroom Three

3.93m x 3.05m (12' 11" x 10' 0") Bedroom three is a double bedroom and is rear facing with a double glazed window, soft pastel decor and fitted carpet.

Bathroom

2.83m x 2.19m (9' 3" x 7' 2") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and bath with mains overhead shower. Neutral decor, vinyl flooring and double glazed opaque window to the front.

External

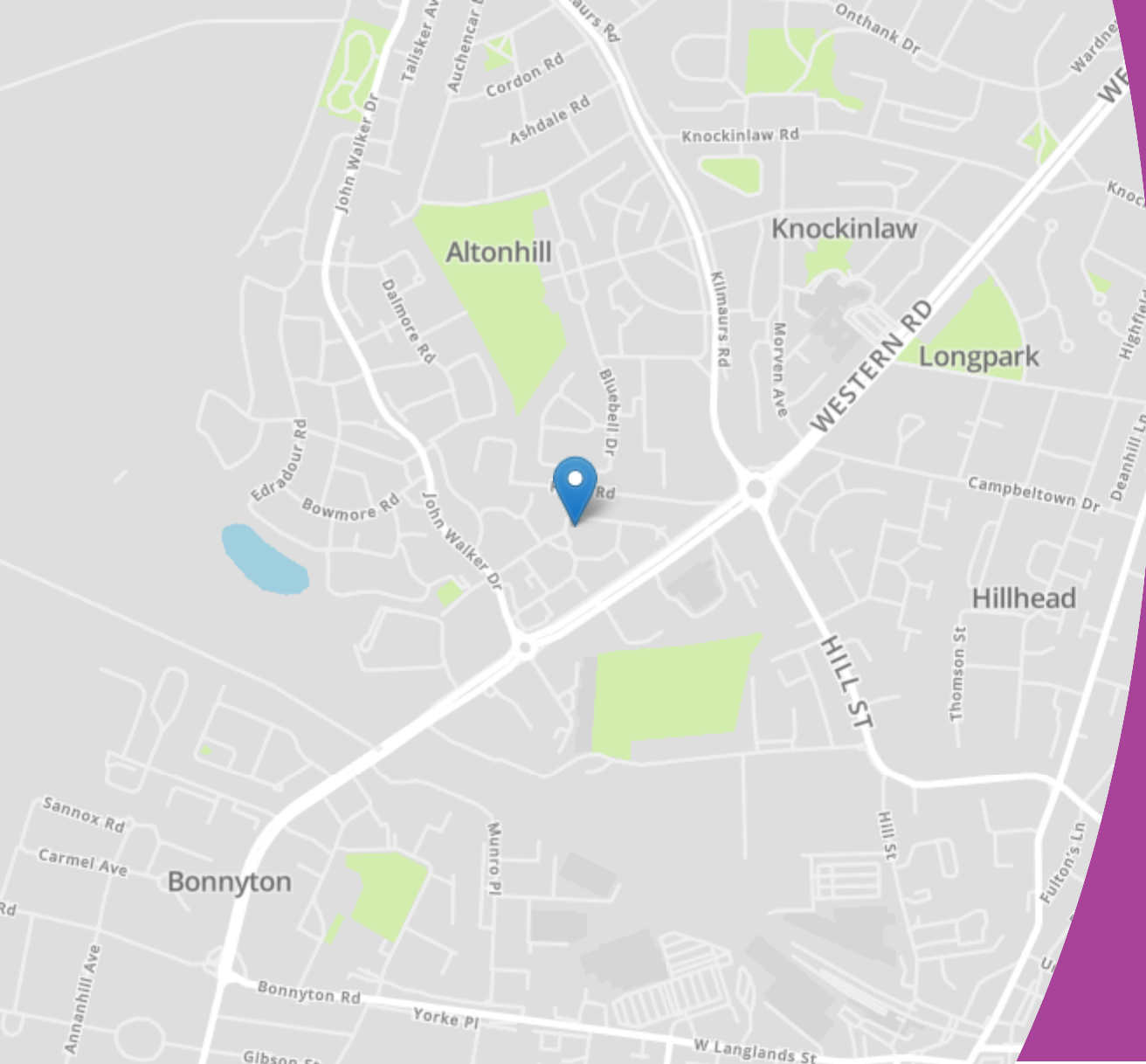
Positioned on a generous plot, this family villa boasts generous garden grounds to the front and rear. To the front is a sizeable monobloc driveway providing plentiful off street parking, leading to the integral garage with up and over door access. The intricately landscaped rear gardens comprise of a chipped area and gate access leading to a generous artificial lawn and raised paved patio. The rear gardens are enclosed by fencing allowing for a safe and peaceful outdoor family space.

Council Tax

Band E

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