



25 Livingstone Court
Kilmarnock, KA3 7QS
P.O.A.

GREIG
Residential



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Proudly presenting this superb three bedroom end of terraced villa located within the ever popular New Farm Loch area of Kilmarnock offering ease of access to all local amenities, schooling and with direct transport links to Ayr and Glasgow via the M77. Boasting a wealth of accommodation over two levels comprising of a generous lounge, dining sized kitchen, three double bedrooms, shower room and bathroom. Complimented by fully enclosed, low maintenance private gardens this is the ideal first time buy, family home or investment and is sure to impress all who view.





Hallway

3.85m x 1.90m (12' 8" x 6' 3") Access is given via an outer UPVC door to a welcoming entrance hallway boasting neutral decor and laminate flooring. Door access is given to the lounge, kitchen/dining, shower room and a carpeted staircase leads to the upper level.

Lounge

5.75m x 3.55m (18' 10" x 11' 8") Generously proportioned main apartment offering contemporary grey decor, laminate flooring and two double glazed window to the rear.

Kitchen/dining

5.70m x 3.08m (18' 8" x 10' 1") Fully fitted dining sized kitchen complete with ample wall and base storage units, complimentary work surface, integrated oven, gas hob and extractor hood, stainless steel sink and drainer, plumbing and space for washing machine and fridge freezer, neutral decor, plentiful space for dining table and chairs, vinyl flooring, double glazed window to the rear and a UPVC door to the rear garden.

Shower Room

2.15m x 1.90m (7' 1" x 6' 3") Conveniently located on the lower level comprising of a wash hand basin, wc, shower cubicle with electric shower, tiling to walls, vinyl flooring and a double glazed window to the front.

Bedroom One

4.67m x 2.60m (15' 4" x 8' 6") The master bedroom is a generous double offering contemporary decor, two practical storage cupboards, fitted carpet and a double glazed window to the rear.

Bedroom Two

3.60m x 3.17m (11' 10" x 10' 5") Bedroom two is a spacious double with soft neutral decor, storage cupboard, fitted carpet and a double glazed window to the rear.

Bedroom Three

3.65m x 3.17m (12' 0" x 10' 5") A spacious double bedroom boasting modern grey decor, fitted carpet and a double glazed window to the rear.

Bathroom

2.06m x 1.75m (6' 9" x 5' 9") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead electric shower, neutral decor, vinyl flooring and a double glazed opaque window to the front.

Externally

This property boasts spacious fully enclosed rear gardens complete with a well manicured lawn, drying area and paved patio perfect for al fresco dining and entertaining.

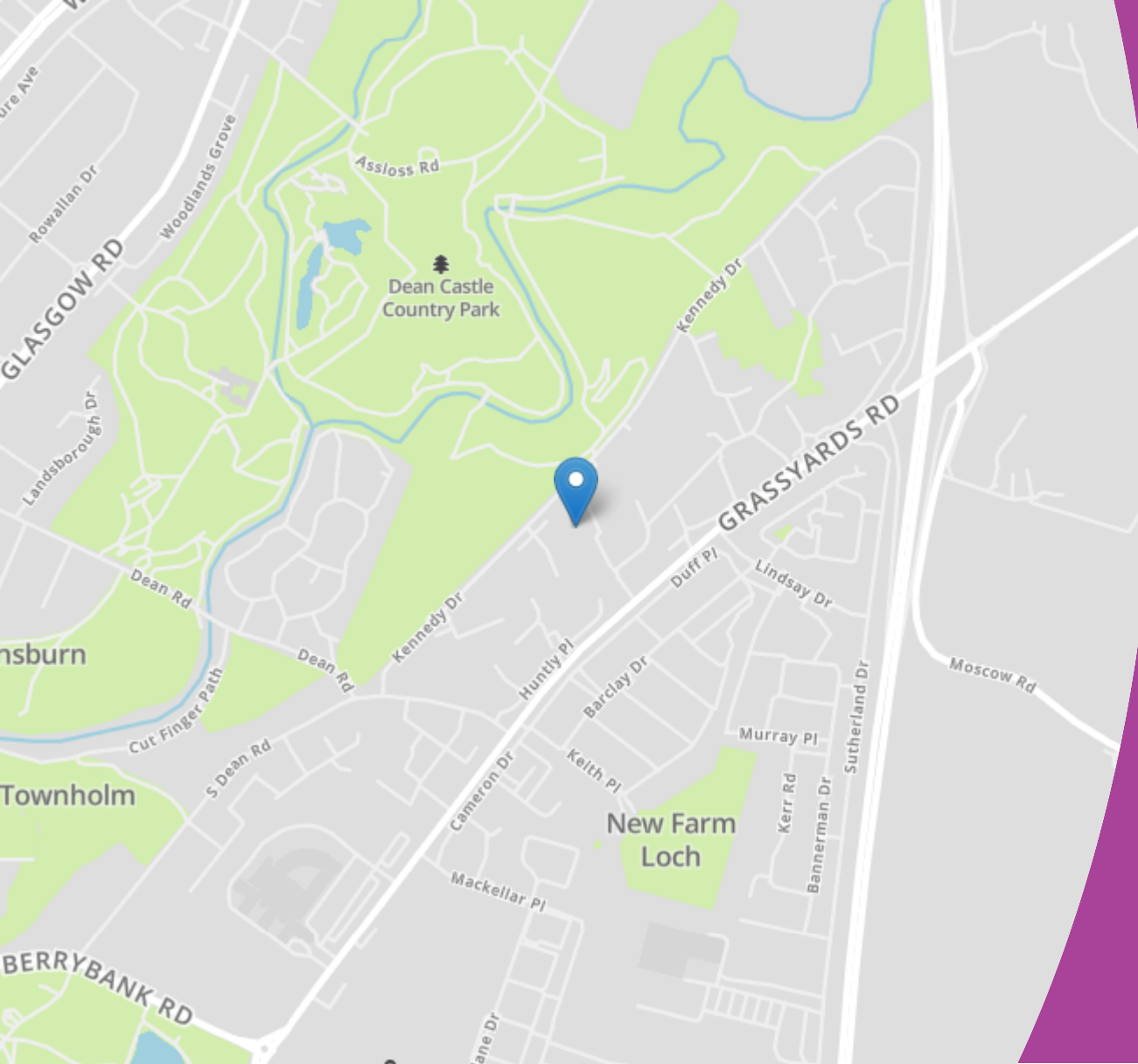
Council Tax Band

Band B

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