



5 Flotta Place
Kilmarnock, KA3 2HG
P.O.A.

GREIG
Residential



Flotta Place

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Greig Residential are delighted to present to the market this generous three bedroom modern detached villa boasting an extensive corner plot with wraparound garden grounds and plentiful off street parking available. Having been lovingly maintained by the current owners, this family home has partial open plan kitchen/diner and three generous bedrooms complete with master en suite. Located in the ever popular Southcraigs area of Kilmarnock providing direct access to M77 transport links and within walking distance to schooling, this is sure to appeal.





Hallway

4.69m x 2.02m (15' 5" x 6' 8") Welcoming entrance hallway with neutral decor and tiled flooring, door access to lounge, dining room and cloaks/wc, carpeted staircase to the upper level.

Formal Lounge

4.22m x 3.56m (13' 10" x 11' 8") Generously proportioned main apartment offering feature electric fire set within a decorative surround, soft decor with ceiling coving, fitted carpet and double glazed window to the front. Plentiful space for freestanding furniture.

Cloaks/WC

1.71m x 0.88m (5' 7" x 2' 11") Practical two piece cloaks/wc comprising of wash hand basin and wc set with neutral decor, vinyl flooring and double glazed opaque window to the front.

Kitchen

3.09m x 2.57m (10' 2" x 8' 5") Modern fitted kitchen offering a selection of stylish shaker style wall and base storage units with complimentary wood effect work surfaces, stainless steel sink and drainer, integrated oven, gas hob and hood. Plumbing/space for appliances including washing machine, dishwasher, fridge/freezer and tumble dryer, tiled splashback, neutral decor, tiled flooring and double glazed window to the rear. Partial open plan archway access to dining room.

Dining Room

3.59m x 3.00m (11' 9" x 9' 10") Generous dining room with neutral decor, ceiling coving and tiled flooring. Ample space for dining furniture, double glazed patio doors leading out into the rear gardens and partial open plan layout to kitchen.

Bedroom One

3.56m x 3.55m (11' 8" x 11' 8") On the upper level the master bedroom is a generous double offering soft modern decor with fitted carpet, door access to en suite and double glazed window to the rear overlooking the gardens.

Master En Suite

2.71m x 1.48m (8' 11" x 4' 10") Three piece master en suite comprising of wash hand basin, wc and shower cubicle with overhead mains shower. Vinyl flooring and double glazed opaque window to the side.



Bedroom Two

3.52m x 2.56m (11' 7" x 8' 5") The second bedroom is a generous double again with contemporary decor and fitted carpet. Double glazed window to the front.

Bedroom Three

2.55m x 2.07m (8' 4" x 6' 9") Bedroom three is rear facing with a double glazed window overlooking the gardens, neutral decor and fitted carpet.

Bathroom

2.52m x 1.70m (8' 3" x 5' 7") 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.

Externally

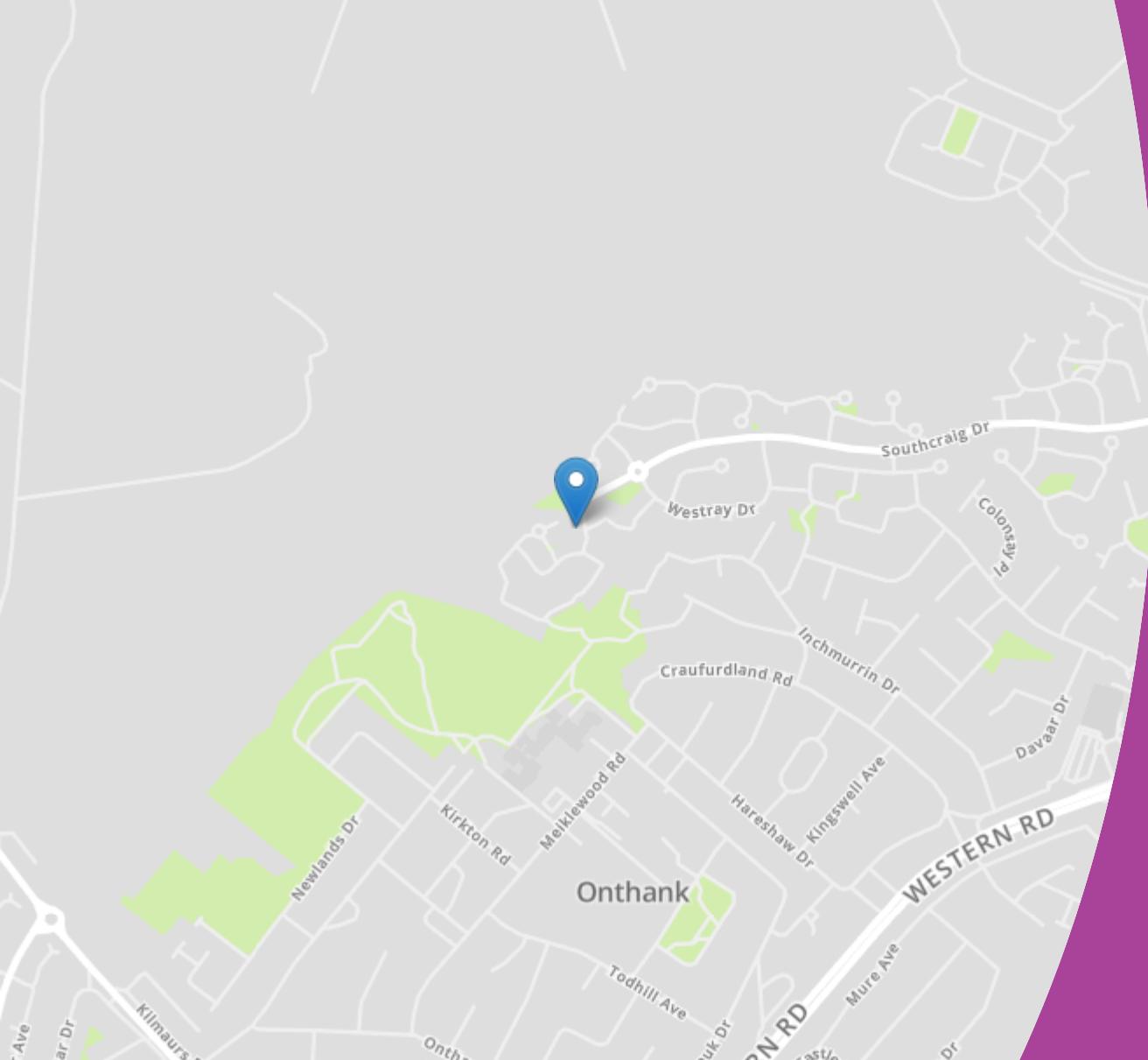
Positioned on a sizeable, preferred corner plot, this villa boasts generous garden grounds to the front and rear. The front gardens are mostly laid to lawn with a selection of mature shrubbery and spacious driveway to the side providing plentiful off street parking. The rear gardens comprise of a generous paved area leading to the manicured lawn and rear paved patio, ideal for al fresco dining. Bordered by small trees and shrubs and fully enclosed by fencing allowing for a safe and peaceful outdoor family space.

Council Tax

Band E

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Greig Residential
18 Henrietta Street, East Ayrshire
KA4 8HQ
01563 501350
info@greigresidential.co.uk