



17 Nursery Gardens
Kilmarnock, KA1 3JA
Offers Over £155,000

GREIG
Residential

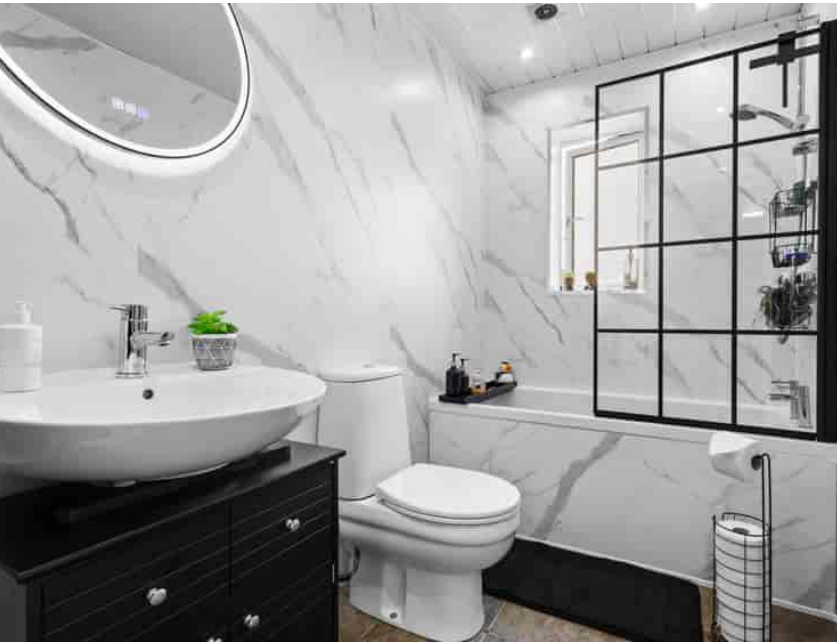


Nursery Gardens

Kilmarnock, KA1 3JA

Proudly introducing this immaculate three bedroom modern semi detached villa located within an exclusive sought after development within Kilmarnock town centre, providing direct access to amenities and transport links. Boasting an added conservatory allowing additional living space, dining sized kitchen, corner plot gardens and rear leafy outlooks as well as having been lovingly maintained and upgraded by the current owner providing modern decor and finishes throughout, this generous villa would appeal to a wide range of purchasers.





Hallway

1.34m x 1.10m (4' 5" x 3' 7") With access via the outer UPVC double glazed door, the welcoming entrance hallway is complete with laminate flooring, neutral decor and carpeted staircase to the upper level.

Lounge

4.23m x 3.85m (13' 11" x 12' 8") The formal lounge is a generously proportioned main apartment complete with stylish neutral decor, ceiling coving, quality laminate flooring and practical understairs storage cupboard. Door access to kitchen and double glazed window to the front.

Dining Kitchen

4.84m x 3.06m (15' 11" x 10' 0") Modern dining sized fitted kitchen offers a wide range of stylish white gloss wall and base storage units with complimentary oak effect work surfaces, stainless steel sink and drainer, plumbing/space for washing machine. Integrated oven, ceramic hob, hood and fridge/freezer, feature plinth lighting, neutral decor, ceiling coving and spotlights, laminate flooring. Breakfast bar seating area, plentiful space for dining furniture, double glazed window to the rear and double glazed patio doors leading into the conservatory.

Conservatory

3.24m x 2.52m (10' 8" x 8' 3") Spacious fully double glazed rear conservatory providing excellent additional living space offering contemporary decor, vinyl flooring and doors leading out into the rear gardens.

Bedroom One

3.85m x 2.47m (12' 8" x 8' 1") The master bedroom is a generous double providing a selection of fitted wardrobes allowing ample storage space, stylish decor and fitted carpet. Double glazed window to the front.

Bedroom Two

2.97m x 2.59m (9' 9" x 8' 6") The second double bedroom offers modern decor and laminate flooring, double glazed window to the rear with open outlooks.

Bedroom Three

2.42m x 2.15m (7' 11" x 7' 1") Bedroom three is rear facing with a double glazed window overlooking the gardens, crisp white decor and fitted carpet.

Bathroom

2.60m x 1.58m (8' 6" x 5' 2") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and bath with mains overbath shower. Stylish marble effect wall wet finish to walls, tiled flooring, smart mirror and heated towel rail. Wet room ceiling and spotlights, double glazed opaque window to the side.

External

Positioned on a generous corner sized plot, this modern villa is complete with private garden grounds to the front and rear which have been landscaped with ease of maintenance in mind. The front garden has a paved pathway and monobloc driveway providing off street parking for two cars. The sizeable rear gardens comprise of a large chipped area, decorative paved patios and timber shed, enclosed by fencing with leafy outlooks providing a safe and peaceful outdoor family space.

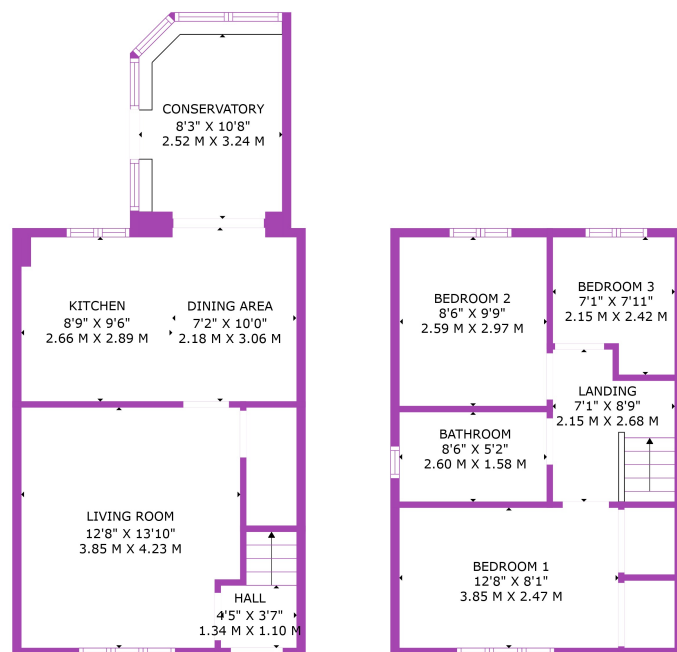
Council Tax

Band D

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FLOOR 1

FLOOR 2

