



179 Sutherland Drive
Kilmarnock, KA3 7LD
P.O.A.

GREIG
Residential



Sutherland Drive

Kilmarnock, KA3 7LD

Proudly presenting to the market this superb three bedroom terrace villa situated within the ever popular New Farm Loch area of Kilmarnock offering direct access to local amenities, schooling and with excellent transport links via the A77 to Ayr and Glasgow. The property provides a generous layout accross two levels featuring a modern open plan layout, contemporary decor and stylish fittings and fixtures throughout. Further benefitting for ample off street parking and low maintenance gardens this ticks every box and is sure to impress a wide range of buyers.





Hallway

2.30m x 5.30m (7' 7" x 17' 5") Access is given to a welcoming entrance hallway boasting modern decor, practical storage cupboard and laminate flooring. The hallway gives access to the lounge, kitchen and a carpeted staircase leads to the upper level.

Lounge/Dining Area

3.46m x 5.41m (11' 4" x 17' 9") 2.76m x 2.74m (9' 1" x 9' 0") Generously proportioned main apartment offering a modern open plan layout to the dining area and kitchen, contemporary decor, plentiful space for free standing furniture, ceiling coving, fitted carpet, a double glazed window to the front and a double glazed patio doors overlooking and giving access to the decked patio.

Kitchen

3.11m x 2.73m (10' 2" x 8' 11") Fully fitted kitchen complete with ample wall and base storage units, complimentary work surface, integrated oven, gas hob and dish washer, plumbing and space for a washing machine and fridge freezer, ceiling spotlights, stainless steel sink and drainer, modern decor, laminate flooring and a double glazed window to the rear.

Bedroom One

3.76m x 4.28m (12' 4" x 14' 1") The master bedroom is a generous double boasting neutral decor, fitted carpet and a double glazed window to the front.

Bedroom Two

3.76m x 3.76m (12' 4" x 12' 4") Spacious rear facing double bedroom with neutral decor, fitted carpet and a double glazed window.

Bedroom Three

2.49m x 3.25m (8' 2" x 10' 8") Bedroom three is a good size offering neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the front.

Bathroom

2.00m x 1.98m (6' 7" x 6' 6") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, shower cubicle with mains shower, neutral decor with stylish three quarter height tiling, tiled flooring and a double glazed window to the rear.

Externally

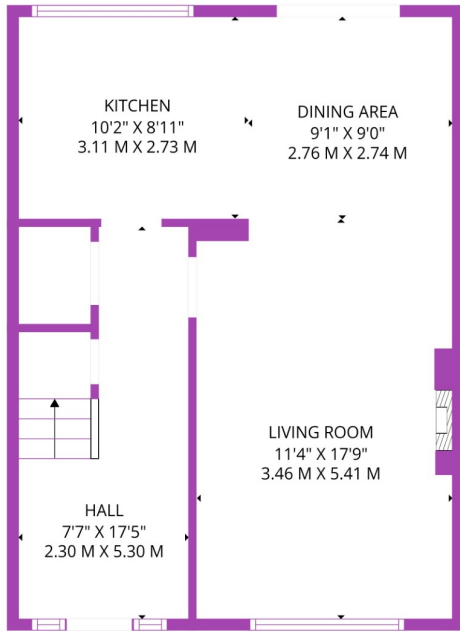
Externally the property boasts front and rear private gardens, the front garden has been laid to tarmac allowing for ample off street parking whilst the rear garden boasts an area laid to astro turf and a decked patio perfect for al fresco dining and entertaining.

Council Tax Band

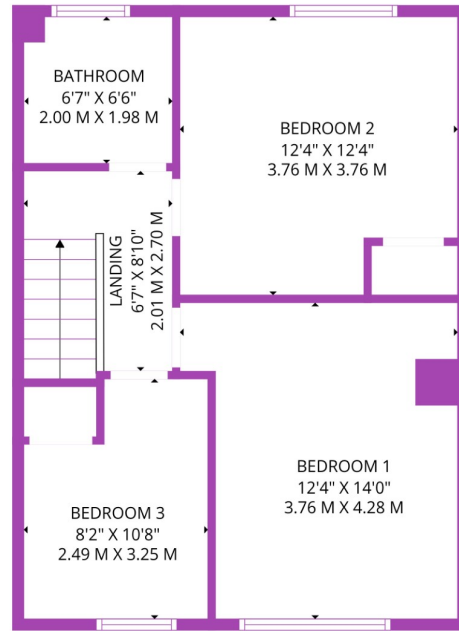
Band B

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