



76 Kennedy Drive  
Kilmarnock, KA3 7SZ  
P.O.A.

**GREIG**  
*Residential*



# Kennedy Drive

Kilmarnock, KA3 7SZ

Greig Residential are delighted to present to the market this modern three bedroom detached villa located in the popular Newfarm Loch area of Kilmarnock boasting ease of access to preferred schooling and direct transport links via the M77 to Ayr and Kilmarnock. Offering spacious accommodation over two levels with neutral décor throughout and complemented by extensive private gardens, off street parking and an integrated garage. This is sure to impress.





#### Hallway

1.76m x 1.10m (5' 9" x 3' 7") Access is given via an outer composite front door to a welcoming entrance hallway offering neutral fresh décor and laminate flooring. The hallway gives access to the lounge and wc/cloaks.

#### WC/Cloaks

1.78m x 0.91m (5' 10" x 3' 0") Conveniently located on the lower level comprising of a wash hand basin, wc, neutral décor, tiled flooring and a double glazed opaque window to the front.

#### Lounge

7.04m x 4.05m (23' 1" x 13' 3") Generously proportioned main apartment boasting fresh neutral décor, ceiling coving, laminate flooring and a double glazed window to the front. Double door access is given to the conservatory, a door leading to the kitchen and carpeted staircase leading to the upper level.

#### Conservatory

3.97m x 3.86m (13' 0" x 12' 8") Superb conservatory with double glazed windows to all aspects, tiled flooring and double doors leading to the rear garden.

#### Kitchen

3.67m x 3.86m (12' 0" x 12' 8") Fully fitted kitchen complete with ample wall and base storage units with complementary work surface, integrated oven, integrated oven, induction hob and hood, stainless steel sink and drainer, plumbing and space for fridge freezer, neutral décor, tiled splashback, vinyl flooring, a double glazed window to the rear and door access to the utility room.

#### Utility Room

2.05m x 1.65m (6' 9" x 5' 5") Practical utility comprising of additional wall and base storage units, plumbing and space for a washing machine, stainless steel sink and drainer, vinyl tiled effect flooring and a white UPVC door to the side garden.

#### Bedroom One

3.62m x 2.94m (11' 11" x 9' 8") The master bedroom is a generous double with fresh white décor, fitted wardrobes, fitted carpet, double glazed window to the rear and access to en-suite facilities.

#### En-Suite

2.46m x 1.60m (8' 1" x 5' 3") Stylish en-suite offering a wash hand basin, wc, shower cubicle, practical storage cupboard, chrome heated towel rail, tiled flooring and a double glazed opaque window to the rear.

#### Bedroom Two

3.30m x 2.63m (10' 10" x 8' 8") A spacious double bedroom with neutral décor, fitted wardrobes, laminate flooring and double glazed window to the front.

#### Bedroom Three

2.63m x 2.61m (8' 8" x 8' 7") Bedroom three is complete with neutral décor, fitted wardrobes, laminate flooring and a double glazed window to the front.

#### Bathroom

2.31m x 2.02m (7' 7" x 6' 8") Completing the accommodation is the family bathroom comprising of a wash hand basin and wc combination unit, bath, chrome heated towel rail, tiling to walls and flooring and a double glazed opaque window to the side.

#### Externally

Externally this property boasts generous private front and rear gardens, the front garden is complete with a well manicured lawn and chipped driveway to the side allowing for ample off street parking and leading to the integral garage. The rear garden has been designed with ease of maintenance in mind fully laid to chip with a decorative paved area and a decked patio perfect for al fresco dining and entertaining.

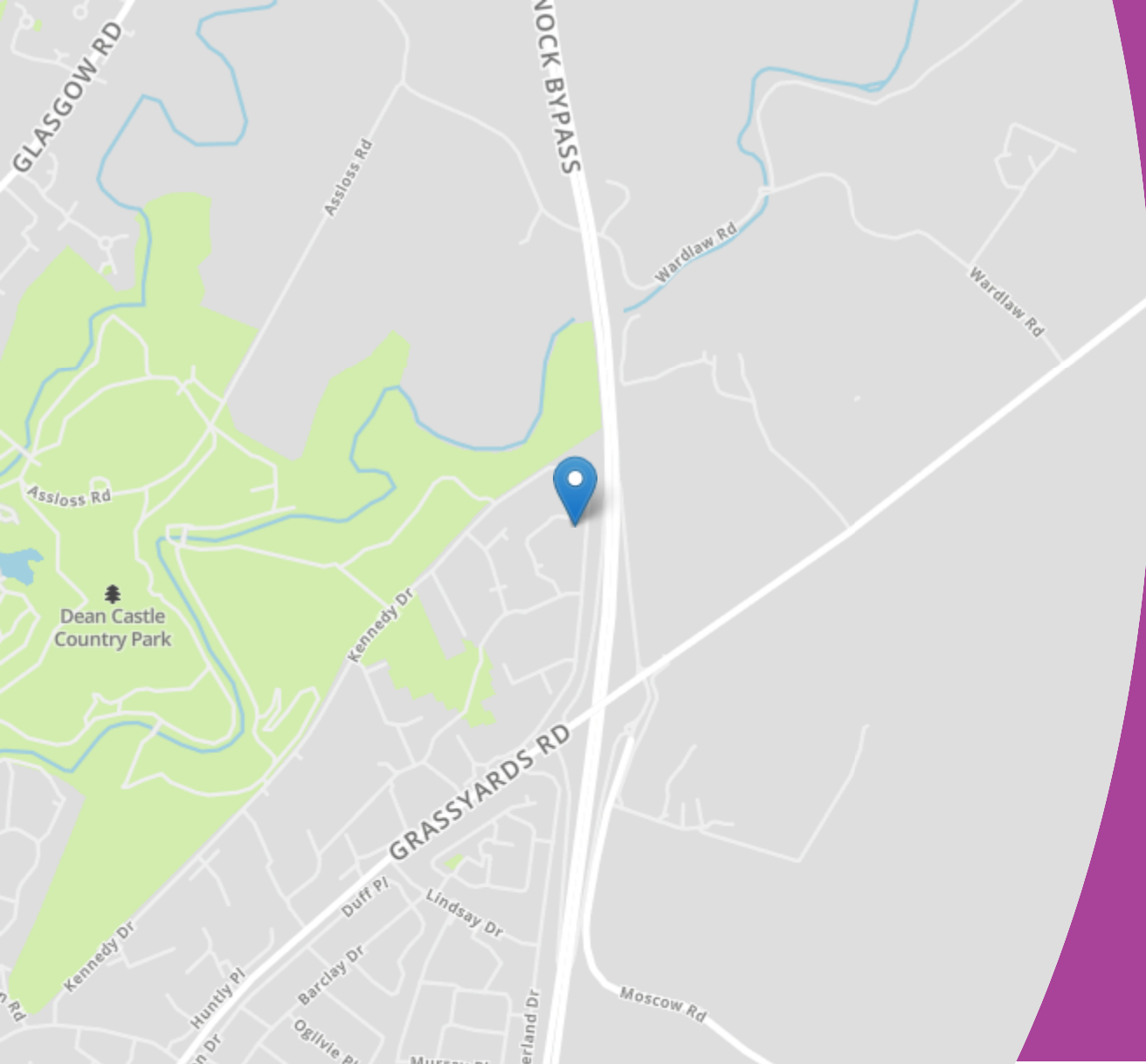
#### Council Tax Band

Band E

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