



21 Maxwell Gardens

Hurlford
Kilmarnock, KA1 5BY
P.O.A.

GREIG
Residential



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Boasting a prominent head of cul de sac position, sat upon a generous corner plot, this rarely available four bedroom detached villa is the epitome of the modern family home. Having been thoughtfully extended and beautifully maintained, this superb villa offers an extensive floor plan with great versatility for single storey or family living. Further benefiting from an impressive conservatory, wrap around gardens and a large tandem garage. Located within the ever popular town of Hurlford with ease of access to all local amenities, schooling and ideally placed for the commuter with excellent transport links via the M77 to Ayr and Glasgow, this is sure to impress even the most discerning of buyers.





Vestibule

1.49m x 2.12m (4' 11" x 6' 11") Access is given via an outer double glazed door to a welcoming entrance vestibule boasting neutral decor, laminate flooring, open aspects to the conservatory and an internally glazed door to the dining/hallway.

Conservatory

5.97m x 4.21m (19' 7" x 13' 10") Impressive conservatory with full double glazed aspects to the front featuring a superb vaulted ceiling, contemporary neutral decor with exposed brick work, plentiful space for free standing furniture and wooden flooring

Dining Hallway

5.19m x 4.88m (17' 0" x 16' 0") Spacious hallway currently utilised as an impressive dining room with plentiful space for free standing furniture, boasting contemporary neutral decor, decorative shelved recess, practical storage cupboard, feature wood panelling, ceiling coving, ceiling spotlights and fitted carpet. Access is given to the lounge, conservatory, two bedrooms and bathroom.

Formal Lounge

5.39m x 5.31m (17' 8" x 17' 5") Generously proportioned main apartment offering soft neutral decor, open fire with feature fireplace, plentiful space for free standing furniture, decorative corning, solid wood flooring and a double glazed window to the front and side providing open countryside views.

Dining Kitchen

6.98m x 3.83m (22' 11" x 12' 7") Fully fitted modern dining sized kitchen complete with ample wall and base storage units with complimentary work surface, integrated oven, gas hob, plumbing and space for fridge freezer, stainless steel sink and drainer, practical storage cupboard, neutral decor, mosaic tiled splashback, laminate flooring, double glazed window to the rear and a door leading to the rear gardens.

Bedroom One

4.02m x 3.81m (13' 2" x 12' 6") The master bedroom is an impressive double bedroom conveniently located on the lower level this is a superb apartment that could be flexibly utilised. Offering crisp white decor, ceiling coving, solid wood flooring, double glazed window to the rear and door access to the conservatory.

Bedroom Two

3.31m x 3.10m (10' 10" x 10' 2") Spacious double bedroom boasting contemporary decor, fitted mirrored door wardrobes, ceiling coving, fitted carpet and a double glazed window to the rear.

Bathroom

3.19m x 2.87m (10' 6" x 9' 5") The family bathroom comprises of a wash hand basin, wc, bath with mixer taps, shower cubicle with mains shower, heated towel rail, ceiling spotlights, tiling to walls and flooring and a double glazed opaque window to the rear.

Bedroom Three

4.00m x 4.23m (13' 1" x 13' 11") Bedroom three is a spacious double bedroom with neutral contemporary decor, fitted wardrobes, fitted carpet and two velux windows to the rear.

W/C

2.31m x 1.71m (7' 7" x 5' 7") Stylish wc comprising of wash hand basin and vanity storage, tiling to walls and flooring and a velux window to the rear.

Bar/Bedroom Four

6.55m x 4.29m (21' 6" x 14' 1") Bedroom four is an impressive apartment currently utilised as a bar boasting neutral decor, fully fitted bar, click vinyl tiled flooring and two double glazed velux windows to the rear. Access is given to the loft.

Upper Landing

4.51m x 3.56m (14' 10" x 11' 8") The galleried upper landing offers neutral decor, solid wood balustrade and fitted carpet. Access is given to bedroom three, bedroom four/bar and wc.

Externally

Set on a substantial plot this property boasts wraparound private gardens, the front garden is complete with a well manicured lawn bordered by mature bedding plants with a mono blocked driveway to the side allowing for ample off street parking and leading to the tandem garage. The rear garden has been designed with ease of maintenance in mind with a spacious paved patio and decked patio area perfect for al fresco dining and entertaining.

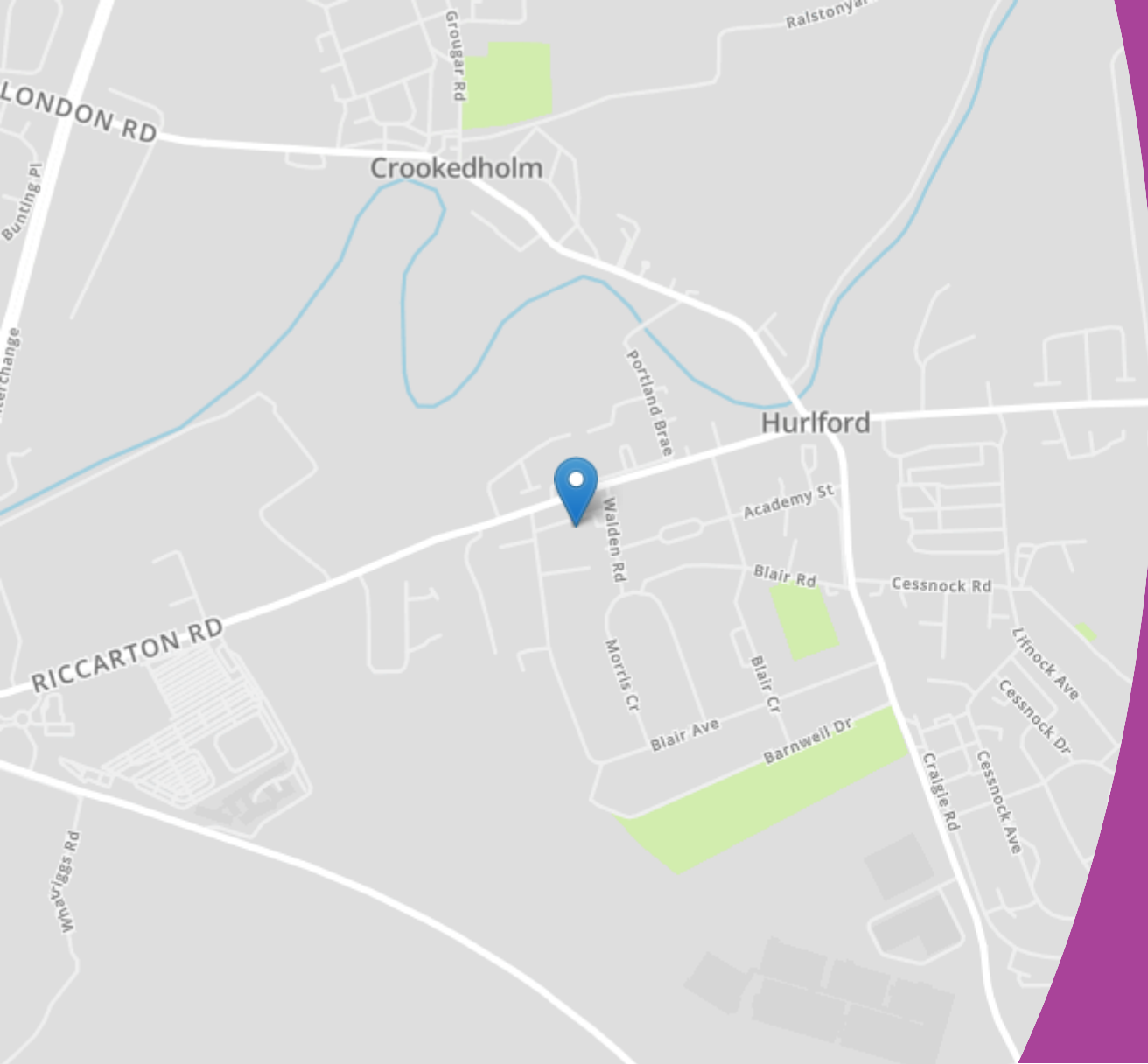
Council Tax Band

Band E

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