



3 Muggersland Burn

Craigie
Kilmarnock, KA1 5HX
P.O.A.

GREIG
Residential

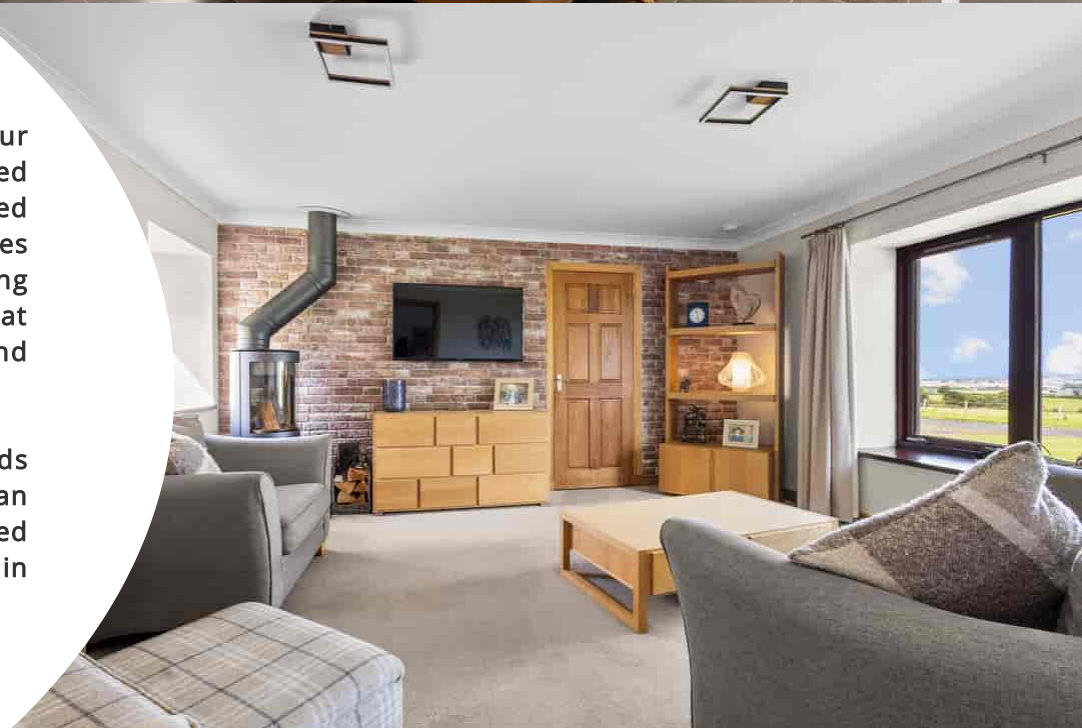


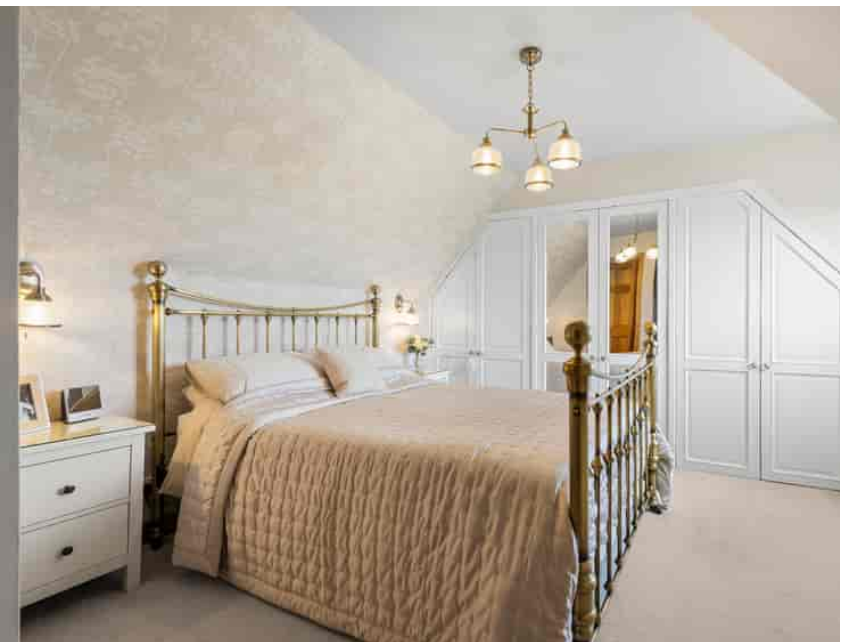
Muggersland Burn

Craigie, Kilmarnock, KA1 5HX

Enjoying an enviable rural position, 3 Muggersland Burn is an impressive four bedroom barn conversion boasting a wealth of characterful features and finished to an exacting standard with tasteful decor throughout. Located on an elevated position within the stunning Kilmarnock countryside, this villa provides spectacular, immediate and far reaching open country views. Whilst being immersed in a rural setting, Kilmarnock is a mere two miles away allowing great accessibility to all of the town's amenities including shops, schooling, eateries and transport links.

Internally, a flexible layout over two levels is offered to suit any family's needs including a ground floor bedroom with en suite and imposing open plan living/dining/kitchen area. Further enhanced externally by private well maintained gardens, driveway and integral garage, this type of home is rarely available in today's market and early enquiries are encouraged.



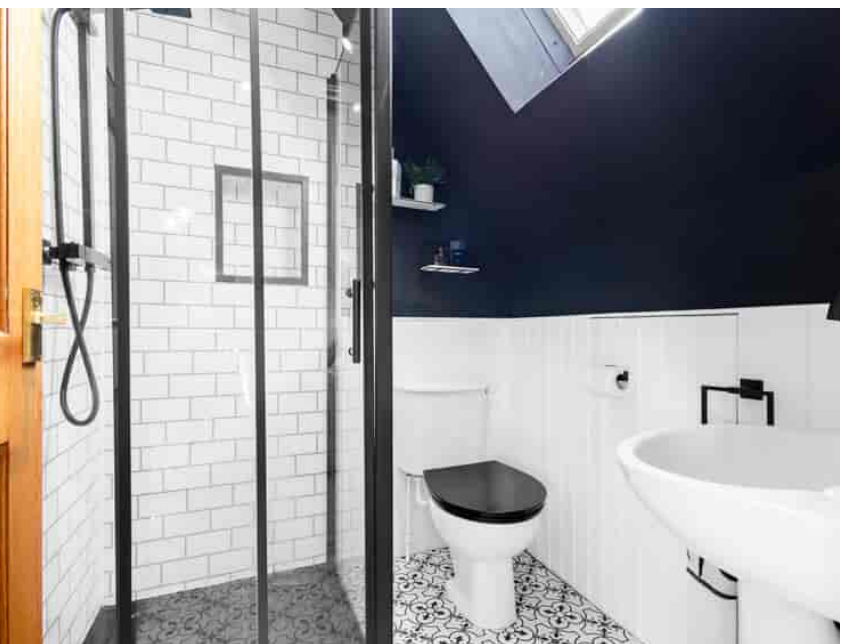


Hallway

3.15m x 1.75m (10' 4" x 5' 9") The welcoming entrance hallway is tastefully styled with neutral decor, ceiling coving and fitted carpet. Carpeted staircase leading to the upper level, under stair storage cupboard, door access to lounge and kitchen.

Formal Lounge

4.63m x 4.32m (15' 2" x 14' 2") The formal lounge is a well appointed main living apartment comprising of stylish neutral decor with ceiling coving, fitted carpet and feature dual fuel wood burning stove. Dual aspect double glazed windows to the front and rear with deep sills, door access to bedroom two and ample space for freestanding furniture.



Kitchen/Dining/Living

7.59m x 5.31m (24' 11" x 17' 5") Enjoying an impressive open plan layout, this sizeable dining kitchen offers a great selection of shaker style wall and base storage units with complementary work surfaces, stainless steel sink/drain, integrated dishwasher. Plumbing/space for cooker, washing machine and fridge/freezer, tiled splashback, neutral decor with navy feature wall and laminate flooring. Ceiling spotlights and coving, dual aspect double glazed windows to the front and rear, door access to utility. An abundance of space for dining table and chairs as well as living furniture.

Utility

1.75m x 1.22m (5' 9" x 4' 0") Practical utility space providing additional work surface and housing boiler offering neutral decor and door leading out into the rear gardens.

Bedroom Two

3.52m x 3.51m (11' 7" x 11' 6") Conveniently positioned on the ground floor, the second double bedroom is a flexible apartment which could lend itself to a multitude of uses. Comprising of soft decor, fitted carpet, ceiling coving, storage cupboard and double glazed window to the front. Door access to en suite and lounge.



En Suite

2.37m x 1.50m (7' 9" x 4' 11") Contemporary en suite servicing the ground floor bedroom comprising of a wc and shower cubicle with overhead shower. Modern fully tiled walls and floor, ceiling spotlights and double glazed opaque window to the rear.

Bedroom One

4.88m x 3.68m (16' 0" x 12' 1") On the upper level the master bedroom is a sizeable double offering tasteful decor and fitted carpet, triple door fitted wardrobes providing storage space and double glazed window to the front boasting stunning rolling countryside views. Door access to en suite.

Master En Suite

1.68m x 1.61m (5' 6" x 5' 3") Three piece master en suite comprising of wash hand basin, wc and shower cubicle with mains overhead shower. Contemporary styling with modern wet wall finish to walls around shower and contemporary decor, heated towel rail, ceiling spotlights, vinyl flooring and double glazed Velux window to the rear.



Bedroom Three

3.90m x 3.68m (12' 10" x 12' 1") Bedroom three is a generous double bedroom and is front facing with a double glazed window providing idyllic country views. White decor and fitted carpet.

Bedroom Four

3.80m x 1.65m (12' 6" x 5' 5") With elegant styling, bedroom four offers soft decor, fitted carpet and a Velux window to the rear.

Bathroom

3.23m x 2.06m (10' 7" x 6' 9") Completing the internal accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and bath. Storage cupboard, beautiful decor with half height wall paneling, laminate flooring, heated towel rail, ceiling spotlights and double glazed window to the rear.

External

Positioned on a generous plot, this family home is complete with private garden grounds to the front and rear, with private driveway and integral garage with up and over door access. The front gardens are laid with a manicured lawn and the enclosed rear gardens are laid to lawn with a selection of mature shrubbery.



Council Tax

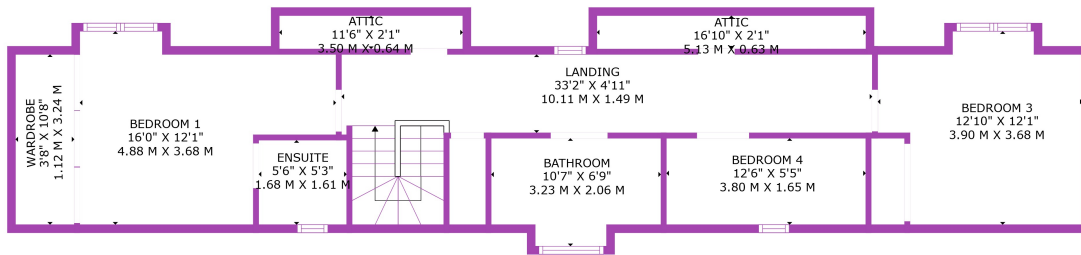
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Disclaimer

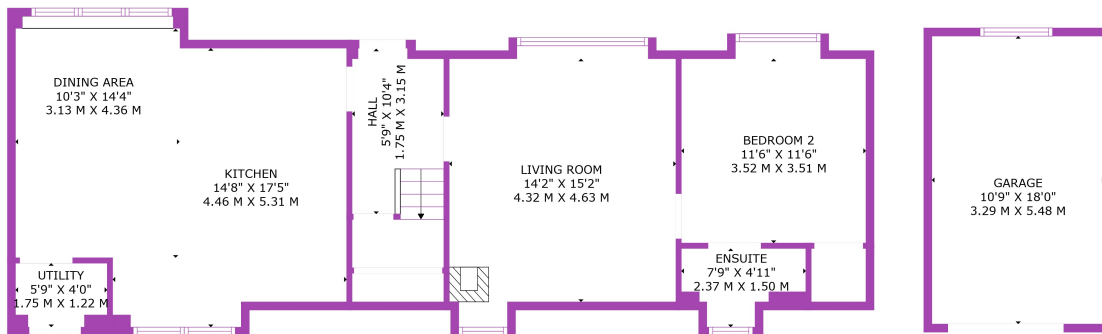
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FLOOR 2



FLOOR 1

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TOTAL: 1468 sq. ft, 137 m2
 FLOOR 1: 848 sq. ft, 79 m2, FLOOR 2: 620 sq. ft, 58 m2
 EXCLUDED AREAS: UTILITY: 23 sq. ft, 2 m2, GARAGE: 194 sq. ft, 18 m2, BAY WINDOW: 20 sq. ft, 3 m2,
 LOW CEILING: 179 sq. ft, 14 m2
 WALLS: 188 sq. ft, 19 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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