



19 Auchenlea Drive
Kilmarnock, KA1 2SH
P.O.A.

GREIG
Residential



Auchenlea Drive

Kilmarnock, KA1 2SH

Proudly presenting this impressive, lovingly maintained & upgraded four bedroom modern detached villa excellently positioned for the commuter within an exclusive development whilst retaining ease of access to Kilmarnock town centre and located within an enviable school catchment area. Finished in first class condition internally throughout boasting generous family living accommodation over two levels, this beautiful villa also boasts landscaped gardens, integral garage with gym space and plentiful private off street parking. Early viewings are advised to appreciate the size & standard of this fantastic family home.





Hallway

5.13m x 2.37m (16' 10" x 7' 9") With access via the outer composite door, the welcoming entrance hallway offers practical entrance mattwell and laminate flooring, neutral decor and two storage cupboards. Door access to lounge, kitchen/diner, cloaks/wc and garage room/gym.

Formal Lounge

4.86m x 3.63m (15' 11" x 11' 11") Generously proportioned main apartment comprising of soft neutral decor with fitted carpet, double glazed window to the front and plentiful space for freestanding furniture.

Kitchen/Diner

7.44m x 3.62m (24' 5" x 11' 11") Impressive sized fitted kitchen with open plan layout to dining room offering a selection of modern wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, integrated appliances including oven, gas hob, hood, fridge/freezer, washing machine and dishwasher. Breakfast bar seating area, laminate flooring, neutral decor, double glazed window to the rear and double glazed French doors leading out into the rear gardens.

Cloaks/WC

1.75m x 1.46m (5' 9" x 4' 9") Practical two piece cloaks/wc conveniently located on the ground floor comprising of wash hand basin and wc set, neutral decor, laminate flooring and three feature double glazes windows to the front.

Gym Space

With internal access via hallway, the gym space forms part of the garage with laminate flooring, neutral decor and triple sliding door storage cupboard.

Bedroom One

3.66m x 3.28m (12' 0" x 10' 9") On the upper level the master bedroom is a sizeable double offering fresh white decor, fitted carpet and double sliding door fitted wardrobes providing storage space. Double glazed window to the front and door access to en suite.

Master En Suite

2.26m x 1.59m (7' 5" x 5' 3") Three piece master en suite shower room comprising of wash hand basin and wc combination unit, shower cubicle. Laminate flooring, neutral decor and double glazed opaque window to the front.

Bedroom Two

3.61m x 3.21m (11' 10" x 10' 6") The second bedroom is a generous double offering fitted carpet, fresh white decor and double sliding door fitted wardrobes. Double glazed window to the rear overlooking the gardens.

Bedroom Three

3.45m x 2.54m (11' 4" x 8' 4") Bedroom three is a double room again with neutral decor, fitted carpet , double fitted wardrobes and double glazed window to the rear.

Bedroom Four

2.96m x 2.68m (9' 9" x 8' 10") Currently utilised as a home office/dressing room, bedroom four is a double bedroom with neutral decor, fitted carpet and front facing double glazed window.

Bathroom

2.04m x 2.01m (6' 8" x 6' 7") Completing the accommodation is the three piece family bathroom suite comprising of bath with electric overhead shower, wash hand basin and wc combination unit. Vinyl flooring, neutral decor and splashback tiling around walls. Double glazed opaque window to the rear.

External

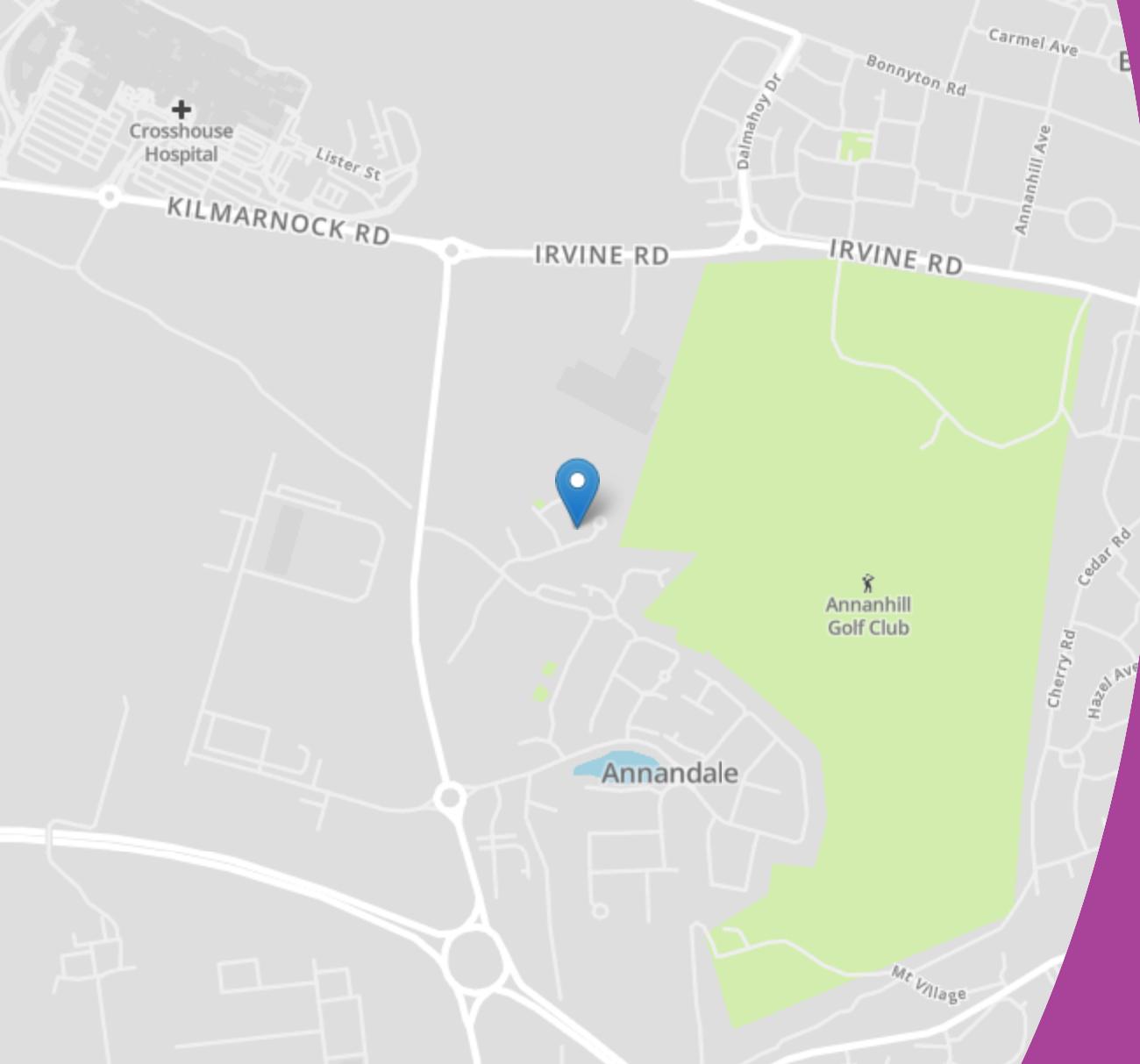
Sat upon a generous sized plot, this family villa boasts sizeable garden grounds to the front and rear which have been landscaped with ease of maintenance in mind. The front garden area is laid to chips, with extended driveway providing an excellent level of private off street parking, leading to the integral garage with up and over door access. The large rear gardens comprise of a generous artificial lawn and sizeable paved patio, also housing an impressive garden room currently utilised as a bar area and with a front sheltered patio area which the current owners use as a hot tub area. The impressive rear gardens are enclosed by fencing allowing a safe and peaceful outdoor family space.

Council Tax

Band F

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