



20 Machrie Way
Kilmarnock, KA1 2FH
P.O.A.

GREIG
Residential



Machrie Way

Kilmarnock, KA1 2FH

Perfectly positioned on the periphery of Kilmarnock town centre boasting uninterrupted open countryside outlooks, this superb three bedroom semi detached villa is the epitome of modern family living. Forming part of the prestigious 'Fardalehill' development and built by the reputable Bellway, this immaculate villa offers spacious accommodation over two levels complete with contemporary neutral decor and modern fixtures and fittings throughout. Further benefiting from ample off street parking and low maintenance private landscaped gardens. Situated within ease of access to all local amenities, preferred schooling and with direct transport links, this ticks every box and is sure to impress even the most discerning of buyers.





Hallway

1.22m x 2.12m (4' 0" x 6' 11") Access is given via an outer composite door to a welcoming entrance hallway offering crisp white decor and laminate flooring. The hallway gives access to the wc/cloaks and lounge.

Lounge

4.36m x 4.78m (14' 4" x 15' 8") Generously proportioned main apartment boasting neutral decor, practical understairs storage cupboard, laminate flooring, double glazed window to the front and a carpeted staircase leading to the upper level.

Kitchen/Dining

5.23m x 2.71m (17' 2" x 8' 11") Fully fitted kitchen complete with stylish matt white wall and base storage units, contrasting black work surface, integrated double oven, gas hob and hood, integrated fridge freezer, dish washer and washer/dryer, stainless steel sink and drainer, neutral white decor, anthracite glass splashback, modern plinth lighting, laminate flooring, double glazed window to the rear and double glazed patio doors overlooking and providing access to the rear garden.

WC/Cloaks

1.04m x 2.01m (3' 5" x 6' 7") Conveniently located on the lower level the wc/cloaks comprises of a wash hand basin, wc, half height tiling to walls, laminate flooring and a double glazed opaque window to the front.

Bedroom One

3.16m x 3.03m (10' 4" x 9' 11") The master bedroom is a generous double offering neutral decor, double mirrored door fitted wardrobes, fitted carpet, double glazed window to the front providing open outlooks.

En-Suite

3.16m x 1.65m (10' 4" x 5' 5") Stylish en-suite comprising of a wash hand basin, wc, shower cubicle, half height tiling to walls, laminate flooring and a double glazed opaque window to the side.



Bedroom Two

3.16m x 2.81m (10' 4" x 9' 3") Spacious double bedroom with crisp white decor, laminate flooring and a double glazed window to the rear.

Bedroom Three

2.27m x 3.28m (7' 5" x 10' 9") A good sized double boasting neutral decor, laminate flooring and a double glazed window to the front.

Bathroom

1.98m x 1.79m (6' 6" x 5' 10") Completing the accommodation is the family bathroom comprising of a wash hand basin, wcm bath with mixer taps, chrome heated towel rail, half height tiling to walls, laminate flooring and a double glazed opaque window to the rear.

Externally

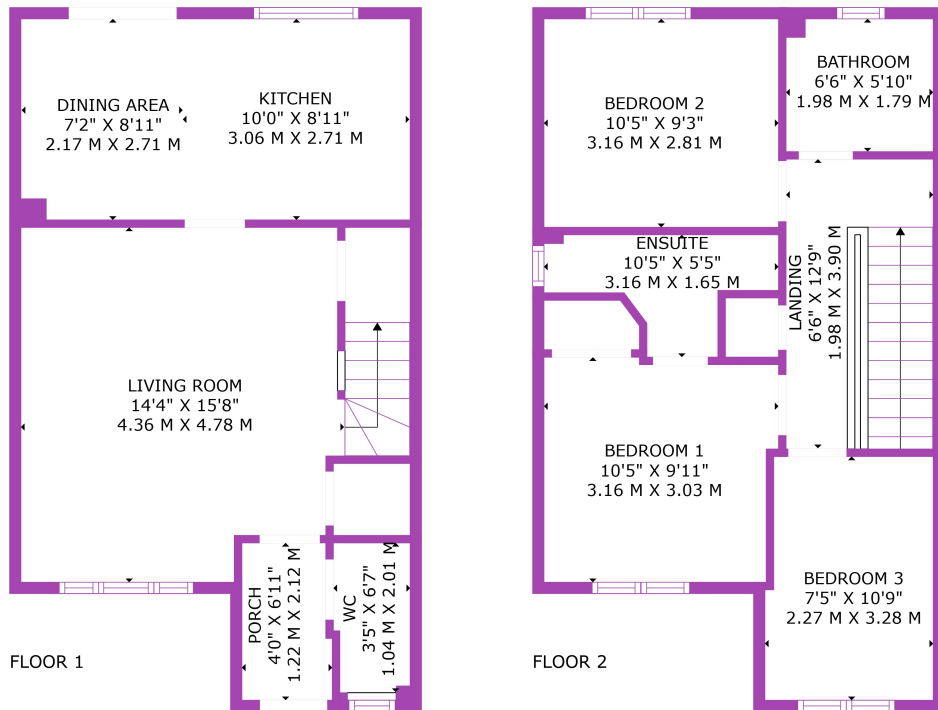
This property further benefits from low maintenance private landscaped gardens to the front and rear. The front garden has been laid to chip with mature shrubbery and a large mono blocked driveway to the side allowing for ample off street parking. The rear garden is full enclosed and complete with a spacious area laid to astro turf and two patio areas perfect for al fresco dining and entertaining.

Council Tax Band

Band E

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