



3 Osprey Drive
Kilmarnock, KA1 3LQ
P.O.A.

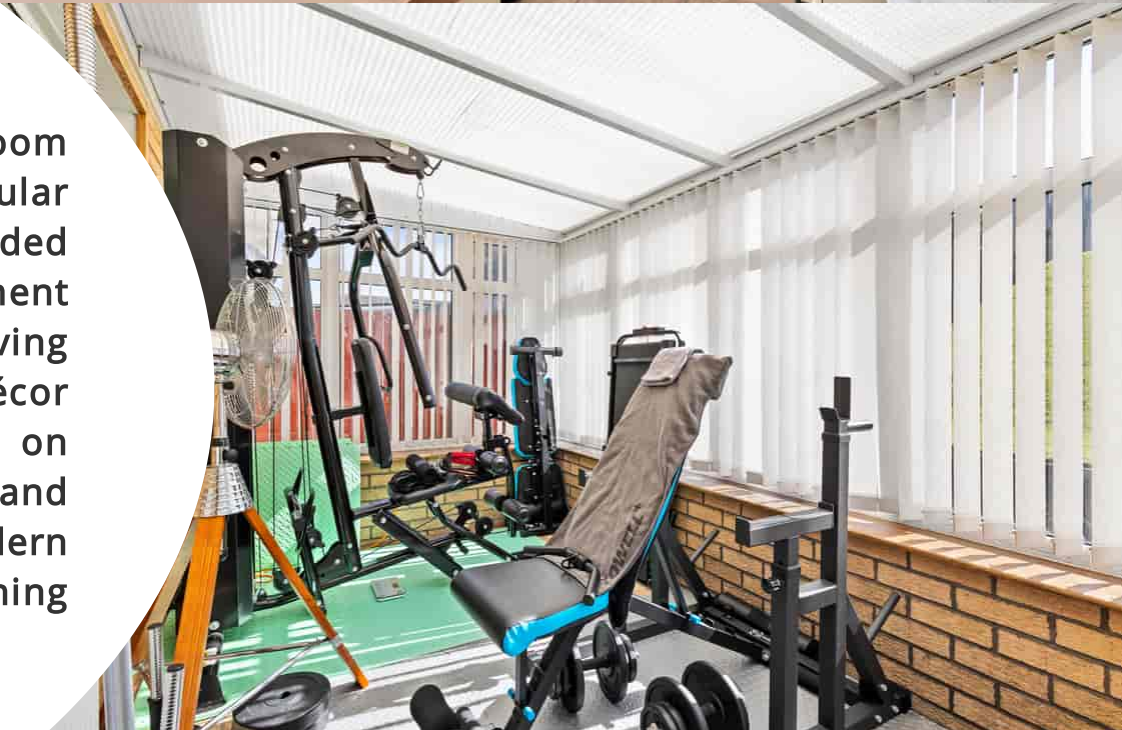
GREIG
Residential



Osprey Drive

Kilmarnock, KA1 3LQ

Proudly presenting to the market this superb three bedroom semi detached villa ideally situated within a popular residential area of Kilmarnock just off the highly regarded London Road, located within a preferred school catchment area and within direct access to local amenities. Having been lovingly presented with contemporary neutral décor and stylish fixtures and fittings throughout. Positioned on generous plot complete with ample off street parking and detached garage, this villa ticks all the boxes for modern family living and sure to impress even the most discerning of buyers. Early viewings are advised.





Hallway

2.77m x 2.76m (9' 1" x 9' 1") Access into hallway via outer double glazed composite door offering soft neutral décor, fitted carpet, under stairs storage cupboard, door access to lounge, downstairs bathroom and staircase to upper level.

Lounge/Diner

7.15m x 4.44m (23' 5" x 14' 7") Generously proportioned main apartment offering contemporary stylish décor, fitted carpet, ceiling coving, double glazed dual aspect windows to the front and rear with door access to kitchen.

Kitchen

2.53m x 3.87m (8' 4" x 12' 8") Modern fitted kitchen offering plentiful wall and base units, integrated oven with gas hob and hood, stainless steel sink and drainer, plumbing/space for fridge freezer, washing machine and dishwasher, breakfast bar seating area, double glazed window to the rear, laminate flooring and UPVC double glazed doors to conservatory.

Conservatory

4.06m x 2.41m (13' 4" x 7' 11") Useful second public room offering decorative wall panelling, laminate flooring, fully double glazed with double glazed door to side accessing gardens.



Shower Room

2.72m x 1.49m (8' 11" x 4' 11") Three piece suite comprising of WC, wash hand basin and large walk in shower cubicle, contemporary tiling to walls and floor, heated towel rail, ceiling spotlights, laminate flooring and double glazed window to the side.

Bedroom One

3.49m x 2.73m (11' 5" x 8' 11") Generous double bedroom offering stylish décor, fitted carpet, a selection of fitted wardrobes and double glazed former window to the front.

Bedroom Two

3.74m x 3.07m (12' 3" x 10' 1") Generous double bedroom offering contemporary décor, laminate flooring and double glazed dormer window to the front.

Bedroom Three

4.10m x 2.70m (13' 5" x 8' 10") Generous double bedroom offering neutral décor, fitted carpet and double glazed dormer window to the rear.

WC

2.00m x 1.97m (6' 7" x 6' 6") Three piece white suite comprising of WC, wash hand basin and vanity unit, neutral décor, laminate flooring and storage cupboard.



External

This property boasts spacious gardens to the front, side and rear. The front garden is laid to lawn with chipped driveway to the side allowing for ample off street parking.

The rear garden is complete with a well manicured elevated lawn with steps and patio area perfect for al fresco dining and entertaining. Further benefiting from detached garage.

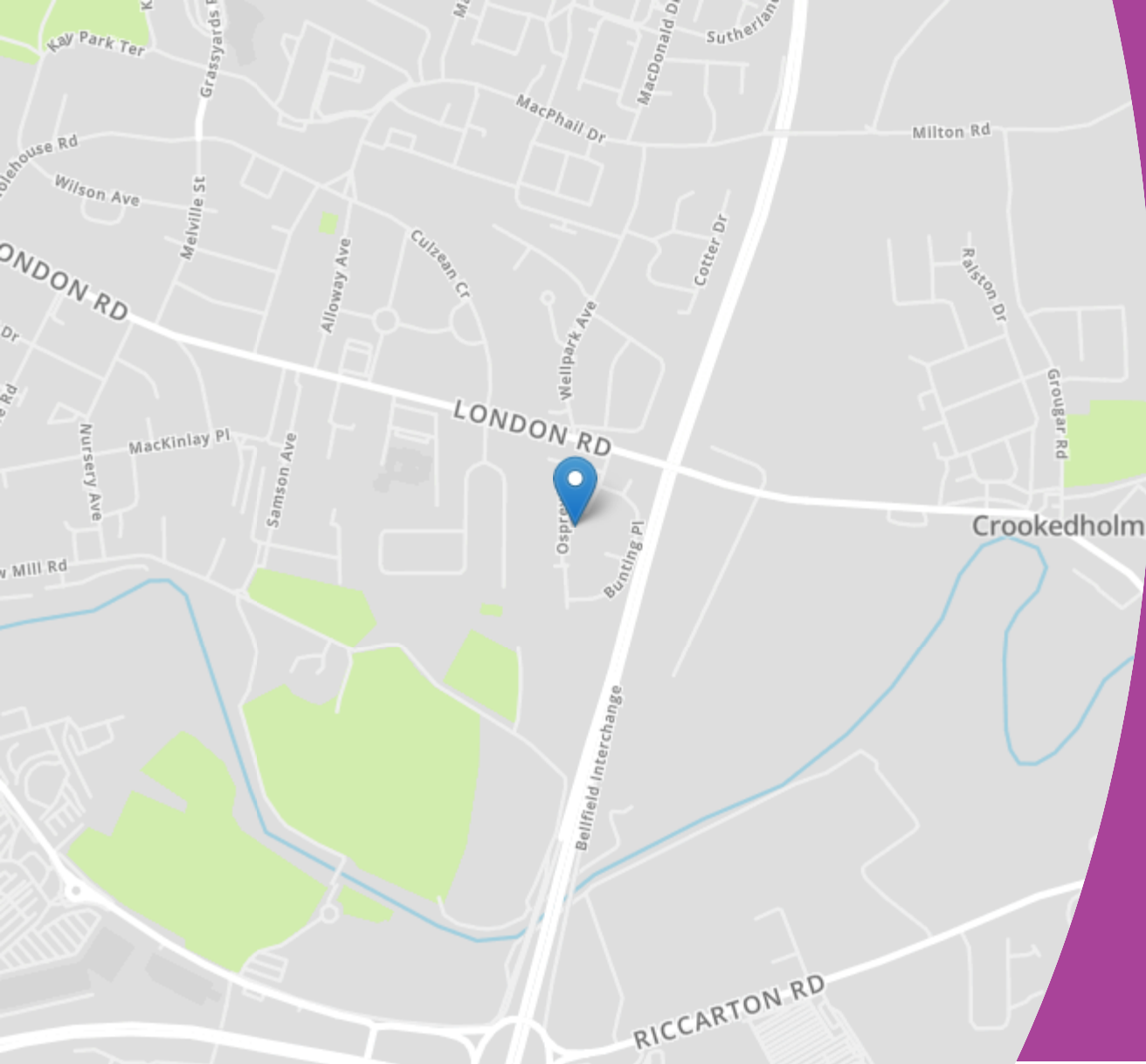
Council Tax Band

Band D

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