



# 7 Langmuir Quadrant

Kilmaurs

Kilmarnock, KA3 2UA

Offers Over £159,995

**GREIG**  
*Residential*



# Langmuir Quadrant

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Forming part of a highly sought after modern development within the heart of Kilmaurs, this impressive two bedroom semi detached villa offers the perfect combination of style and convenience. Spread over two levels, the property features spacious accommodation with superb bi-folding doors providing a seamless transition to the landscaped garden. Beautifully presented with contemporary decor and high quality fixtures and fittings throughout, this superb villa is in true walk in condition. Further benefiting from ample off street parking and located within ease of access to all local amenities, schooling and excellent transport links to Kilmarnock and Glasgow via the nearby train station, this home is ideal for first time buyers, families or those looking to commute and sure to impress anyone who views.







### Hallway

2.27m x 2.59m (7' 5" x 8' 6") Access is given to a spacious hallway boasting stylish neutral decor, practical storage cupboard and laminate flooring. Door access is given to the lounge, kitchen, wc/cloaks and a carpeted staircase leads to the upper level.

### Lounge

3.58m x 4.98m (11' 9" x 16' 4") Generously proportioned main apartment offering contemporary neutral decor, practical storage cupboard, ceiling coving, fitted carpet and two double glazed windows to the front.

### Kitchen

2.95m x 4.97m (9' 8" x 16' 4") Fully fitted kitchen complete with stylish wall and base units providing ample storage with complimentary work surface, integrated oven, induction hob, fridge freezer, dish washer and washing machine, stainless steel sink and drainer, neutral decor, plentiful space for dining table and chairs, ceiling spotlights, double glazed window to the rear and stunning bi-folding doors overlooking and providing access to the rear garden.

### WC/Cloaks

1.18m x 2.29m (3' 10" x 7' 6") Practical wc/cloaks, conveniently located on the lower level comprising of a wash hand basin, wc, neutral decor, ceiling spotlights and laminate flooring.

### Bedroom One

3.58m x 4.98m (11' 9" x 16' 4") The master bedroom is a generous double offering neutral decor, ceiling coving, fitted carpet and two double glazed windows to the front.

### Bedroom Two

4.23m x 2.83m (13' 11" x 9' 3") A spacious double with neutral decor, ceiling coving, fitted carpet and a double glazed window to the rear.

### Bathroom

2.85m x 2.04m (9' 4" x 6' 8") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, jacuzzi style bath, shower cubicle with mains shower, stylish tiled finish, ceiling spotlights, laminate flooring and a double glazed opaque window to the rear.

### Externally

This property boasts spacious private front and rear gardens, the front garden offers a well manicured lawn with large mono blocked driveway to the side allowing for ample off street parking. The rear garden is complete with a spacious well manicured lawn bordered by decorative chips and a paved patio perfect for al fresco dining and entertaining.

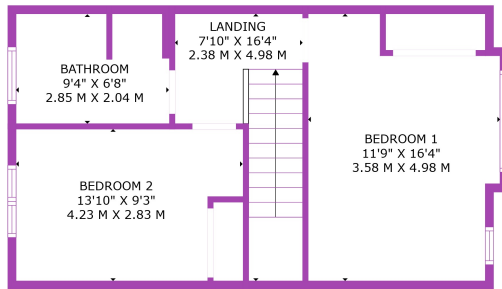
### Council Tax Band

Band C

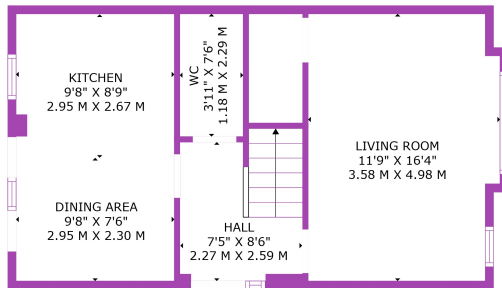
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FLOOR 2



FLOOR 1

**TOTAL: 955 sq. ft, 88 m<sup>2</sup>**

FLOOR 1: 477 sq. ft, 44 m<sup>2</sup>; FLOOR 2: 478 sq. ft, 44 m<sup>2</sup>  
WALLS: 77 sq. ft, 8 m<sup>2</sup>

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

