



1 Shaw Road

Kilmaurs

Kilmarnock, KA3 2UD

P.O.A.

GREIG
Residential

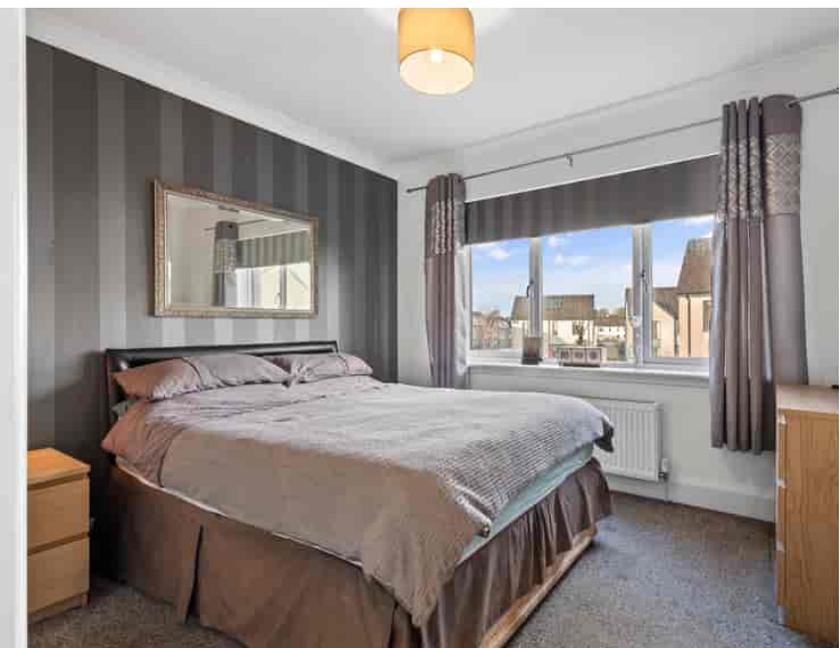


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Kilmaurs, Kilmarnock, KA3 2UD

Proudly presenting to the market this immaculate four bedroom detached villa offering generous flexible accommodation over two levels with contemporary open plan design, perfect for modern family living . Boasting a prominent position in a highly sought after development, built by the reputable Hope Homes within the commuter town of Kilmaurs, close to local amenities and transport links, this is the perfect family home and sure to impress all who view.





Hallway

1.66m x 5.08m (5' 5" x 16' 8") Accessed via outer composite front door into spacious hallway boasting stylish décor, contemporary laminate flooring, ceiling coving, door access to lounge, office, WC, utility and carpeted staircase to upper level.

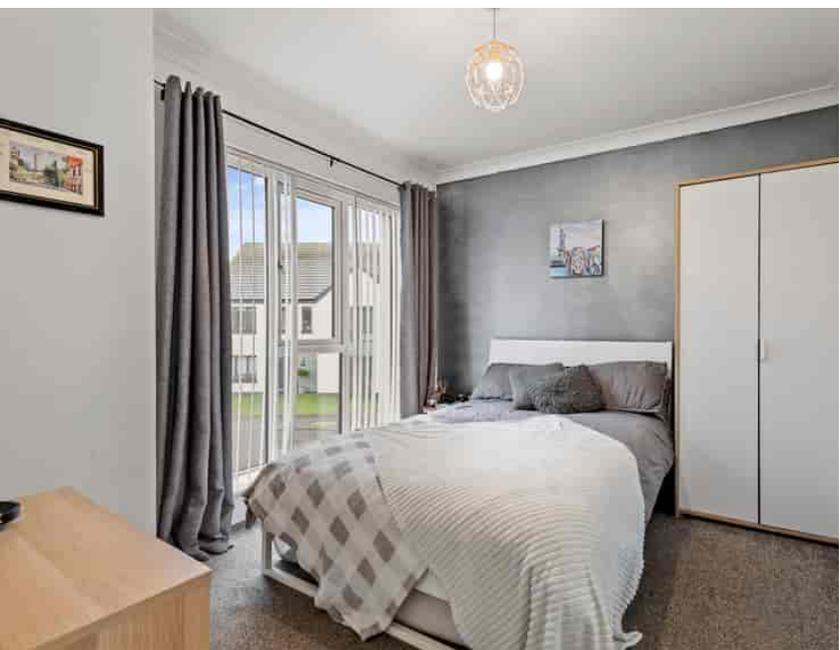
WC/Cloaks

1.10m x 1.90m (3' 7" x 6' 3") Two piece white suite comprising of WC and wash hand basin, crisp white décor, vinyl flooring, ceiling spotlights and coving with double glazed opaque window to the side.

Lounge/Kitchen

4.86m x 8.52m (15' 11" x 27' 11") Contemporary open plan living/dining/kitchen perfect for family living and entertaining boasting stylish contemporary décor, ceiling coving and spotlights, double glazed full length window to the rear overlooking garden and double glazed bi-fold door formation accessing gardens.

Fitted kitchen offering contemporary wood effect wall and base units with white work surfaces, integrated double oven with four burner gas hob and hood, plumbing/space for American style fridge freezer and dishwasher and providing plentiful space for dining table and chairs.



Utility

1.72m x 1.73m (5' 8" x 5' 8") Utility room offering plumbing/space for washing machine, additional base units, stainless steel sink and drainer, crisp white décor, vinyl flooring and double glazed opaque window to the front.

Office/Single 5th Bedroom

3.23m x 2.54m (10' 7" x 8' 4") Flexible use room, can be used as home office, downstairs single bedroom or play room, offering crisp white décor, contemporary laminate flooring, ceiling coving with double glazed full length window to the front.

Bedroom One

3.88m x 3.68m (12' 9" x 12' 1") Generous proportioned double bedroom offering contemporary décor, fitted carpet, ceiling coving, double glazed window to the rear and door access to en-suite.

En-Suite

2.15m x 1.63m (7' 1" x 5' 4") Three piece white suite comprising of WC, wash hand basin and mains operated shower cubicle, heated towel rail, ceiling spotlights and coving, tiled in shower, neutral décor and double glazed opaque window the side.



Bedroom Two

3.70m x 2.60m (12' 2" x 8' 6") Generous double bedroom offering neutral décor, fitted carpet, ceiling coving and double glazed window to the rear.

Bedroom Three

3.02m x 3.43m (9' 11" x 11' 3") Good sized double bedroom offering contemporary décor, fitted carpet, ceiling coving with double glazed full length window to the front.

Bedroom Four

2.62m x 2.71m (8' 7" x 8' 11") Small double/large single offering neutral décor, fitted carpet, ceiling coving and double glazed window to the front.

Bathroom

2.51m x 2.04m (8' 3" x 6' 8") Three piece white suite comprising of WC, wash hand basin and bath, heated towel rail, stylish tiling, ceiling coving and spotlights, vinyl flooring with double glazed opaque window to the rear.

Upper Landing

2.31m x 4m (7' 7" x 13' 1") Galleried upper landing giving access to four bedrooms and bathroom offering contemporary décor, fitted carpet, ceiling coving and storage cupboard.

External

Boasting a generous sized plot, this family home offers private garden grounds to the front and rear with a generous monobloc driveway with ample off street parking and chipped garden. The large rear gardens offer a generous lawn with paved patio seating area with direct access from lounge through double glazed Bi-fold doors making this the perfect place for outdoor entertaining and Al fresco dining. The rear gardens are fully enclosed by high level fencing allowing for a safe and private outdoor space.

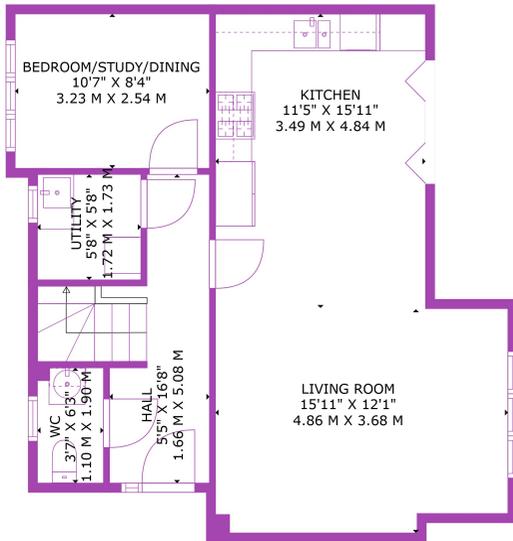
Council Tax Band

Band E

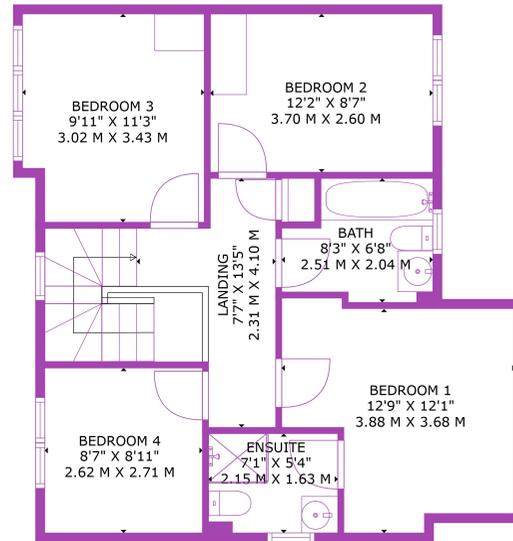
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FLOOR 1



FLOOR 2

Total scanned area: 1390 sq. ft

Sizes And Dimensions Are Approximate. Actual May Vary. © Four Walls Media

