



5 Burra Drive
Kilmarnock, KA3 2GD
P.O.A.

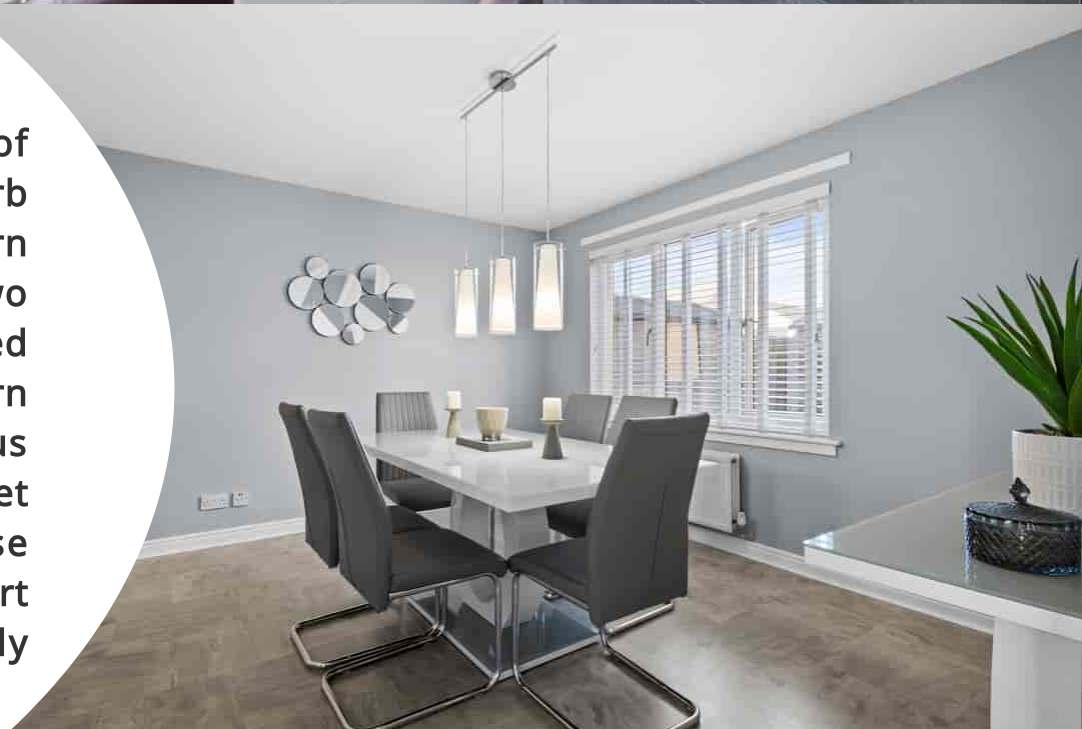
GREIG
Residential



Burra Drive

Kilmarnock, KA3 2GD

Perfectly positioned on the Northern periphery of Kilmarnock within the popular Southcraigs area, this superb four bedroom detached villa is the epitome of modern family living. Boasting flexible accommodation over two levels, this impressive villa has been beautifully maintained by the current owners with contemporary décor & modern fixtures and fittings throughout, complimented by generous low maintenance private gardens and plentiful off street parking on driveway and integral garage. Located within ease of access to popular schooling and with direct transport links via the M77 to Ayr and Glasgow, this is the ideal family home and is sure to impress all who view.





Hallway

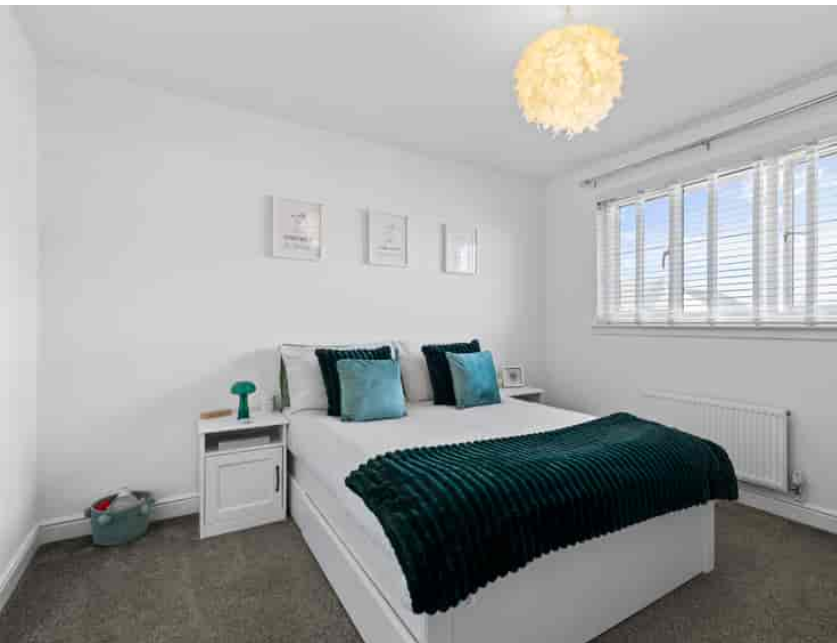
1.45m x 5.27m (4' 9" x 17' 3") Access via outer wooden door into hallway offering contemporary décor, laminate flooring, storage cupboard, carpeted staircase to upper level and door access to lounge, kitchen/diner and WC/Cloaks.

Lounge

3.71m x 5.82m (12' 2" x 19' 1") Generous main apartment offering contemporary grey décor, laminate flooring, ceiling coving and double glazed window to the front.

WC/Cloaks

0.78m x 2.11m (2' 7" x 6' 11") Two piece suite comprising of WC and wash hand basin, laminate flooring, neutral décor and double glazed opaque window to the front.



Kitchen

3.49m x 5.08m (11' 5" x 16' 8") Modern fitted kitchen offering ample walnut wall and base units with black quartz work surfaces, integrated oven with four burner gas hob and extractor hood, white ceramic sink and drainer, plumbing/space for dishwasher, featuring breakfast bar seating area and plentiful space for dining table and chairs, spotlights, double glazed window to the rear, door access to utility room and dining room with sliding patio doors giving access to rear gardens.

Utility Room

2.65m x 2.19m (8' 8" x 7' 2") Offering additional plumbing/space for washing machine and tumble dryer, neutral décor, laminate flooring and ceiling spotlights.

Dining Room

3.71m x 3.49m (12' 2" x 11' 5") Second sitting room/flexible use room accessed from kitchen/dining, offering modern grey décor, tiled flooring and double glazed window to the rear.



Bedroom One

3.71m x 4.05m (12' 2" x 13' 3") Generous double bedroom offering modern neutral décor, laminate flooring, triple fitted mirrored wardrobes, door access to en-suite and double glazed window to the front.

En-Suite

2.04m x 1.68m (6' 8" x 5' 6") Three piece suite comprising of WC, wash hand basin and mains operated corner shower cubicle, grey herringbone style vinyl flooring, wet wall finish to shower and double glazed opaque window to the side.

Bedroom Two

3.45m x 3.48m (11' 4" x 11' 5") Generous double bedroom offering modern neutral décor, fitted carpet and double glazed window to the rear.

Bedroom Three

2.34m x 2.87m (7' 8" x 9' 5") Smaller double bedroom offering neutral décor, laminate flooring and double glazed window to the front.

Bedroom Four

2.60m x 2.40m (8' 6" x 7' 10") Single bedroom, currently used as a dressing room, offering neutral décor, laminate flooring, storage cupboard and double glazed window to the



Bathroom

2.08m x 1.66m (6' 10" x 5' 5") Three piece suite comprising of WC, wash hand basin and bath with Jacuzzi jets, half height tiling to bath, tiled flooring, neutral décor and ceiling spotlights.

External

Generous low maintenance chipped gardens to the rear with Astro and raised decking area, perfect for alfresco dining and entertaining, featuring summer house.

Offering plentiful off street parking to the front on driveway and integral garage, complimented by front lawn.

Council Tax Band

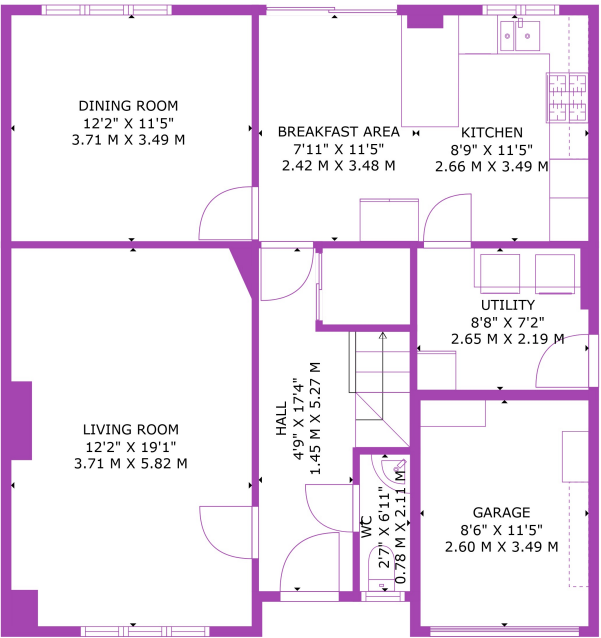
Band F



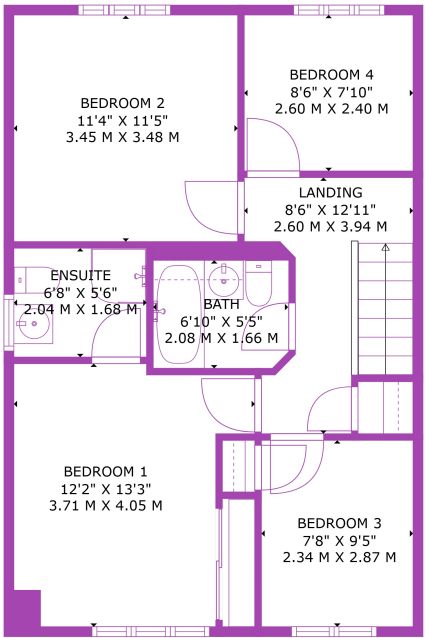
DISCLAIMER

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.





FLOOR 1



FLOOR 2



Greig Residential
 18 Henrietta Street, East Ayrshire
 KA4 8HQ
 01563 501350
info@greigresidential.co.uk