



30 Rousay Wynd
Kilmarnock, KA3 2GP
P.O.A.

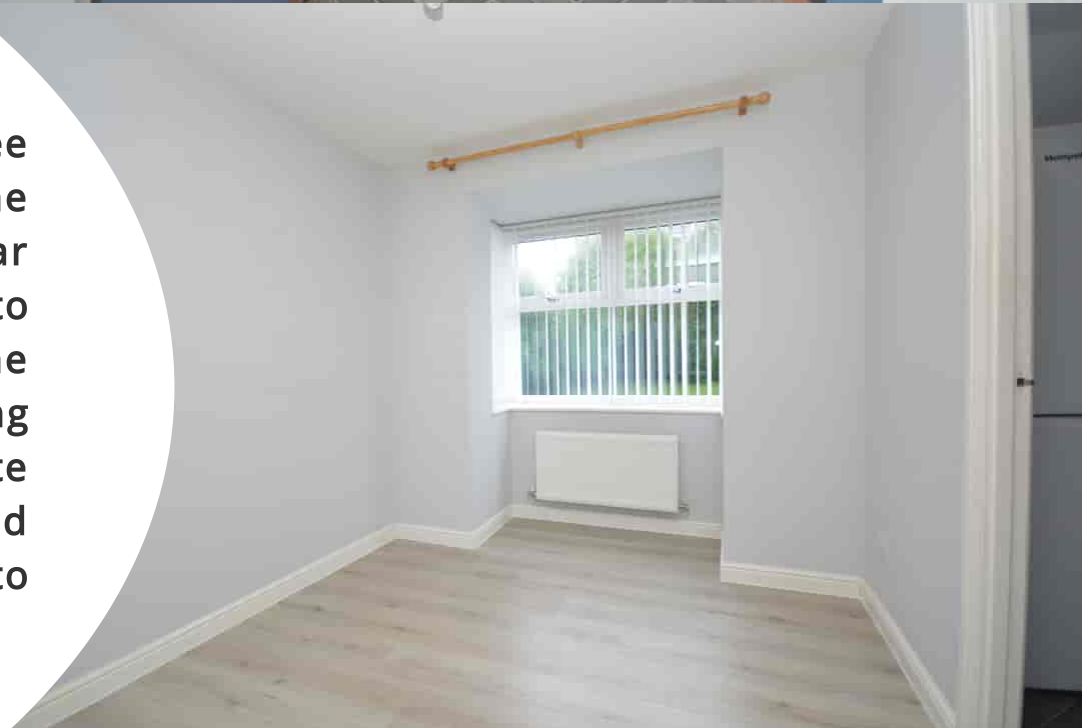
GREIG
Residential



Rousay Wynd

Kilmarnock, KA3 2GP

Proudly presenting to the market this superb three bedroom detached villa perfectly positioned on the Northern periphery of Kilmarnock within the popular Southcraigs area, located within ease of access to popular schooling and with direct transport links via the M77 to Ayr and Glasgow. Offering generous family living space over two levels, complimented by enclosed private gardens and plentiful off street parking on driveway and integral garage, this is the ideal family home and sure to appeal to even the most discerning of buyers.





Hallway

1.85m x 1.20m (6' 1" x 3' 11") Access via outer white wooden door into hallway offering neutral décor, laminate flooring and carpeted staircase to upper level.

Lounge

3.98m x 3.16m (13' 1" x 10' 4") Generous main apartment offering neutral décor, fitted carpet, storage cupboard, double glazed window to the front and archway to dining area.

Dining Room

2.50m x 2.50m (8' 2" x 8' 2") Dining area offering neutral décor, laminate flooring, double glazed window to the rear, archway to lounge and door access to kitchen.

Kitchen

2.80m x 2.65m (9' 2" x 8' 8") Fitted kitchen offering ample wall and base units with grey work surfaces, composite sink and drainer, integrated oven with four burner gas hob and extractor hood, tiled splashback, plumbing/space for fridge freezer, double glazed window to the rear, grey herringbone laminate flooring and door access to utility room.



Utility Room

1.65m x 1.55m (5' 5" x 5' 1") Additional plumbing/space for washing machine and tumble dryer, grey vinyl flooring, door access to WC/Cloaks and door access to rear gardens.

WC/Cloaks

1.75m x 0.95m (5' 9" x 3' 1") Two piece suite comprising of WC and wash hand basin, tiled flooring and double glazed opaque window to the side.

Bedroom One

3.58m x 3.17m (11' 9" x 10' 5") Generous double bedroom offering neutral décor, laminate flooring, double glazed window to the rear and door access to en-suite.

En-Suite

2.70m x 1.60m (8' 10" x 5' 3") Three piece suite comprising of WC, wash hand basin vanity unit and corner shower cubicle, tiled to cubicle, vinyl flooring and double glazed window to the front.

Bedroom Two

3.52m x 3.17m (11' 7" x 10' 5") Generous double bedroom offering neutral décor, fitted carpet, storage cupboard and double glazed window to the front.



Bedroom Three

3.05m x 1.90m (10' 0" x 6' 3") Single bedroom offering modern décor, laminate flooring and double glazed window to the rear.

Bathroom

2.20m x 1.70m (7' 3" x 5' 7") Three piece suite comprising of WC, wash hand basin vanity unit and bath, vinyl flooring, tiling round bath, neutral décor and double glazed opaque window to the side.

External

Generous private enclosed gardens to the rear laid to lawn with patio area, perfect for al fresco dining and entertaining.

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

Council Tax Band

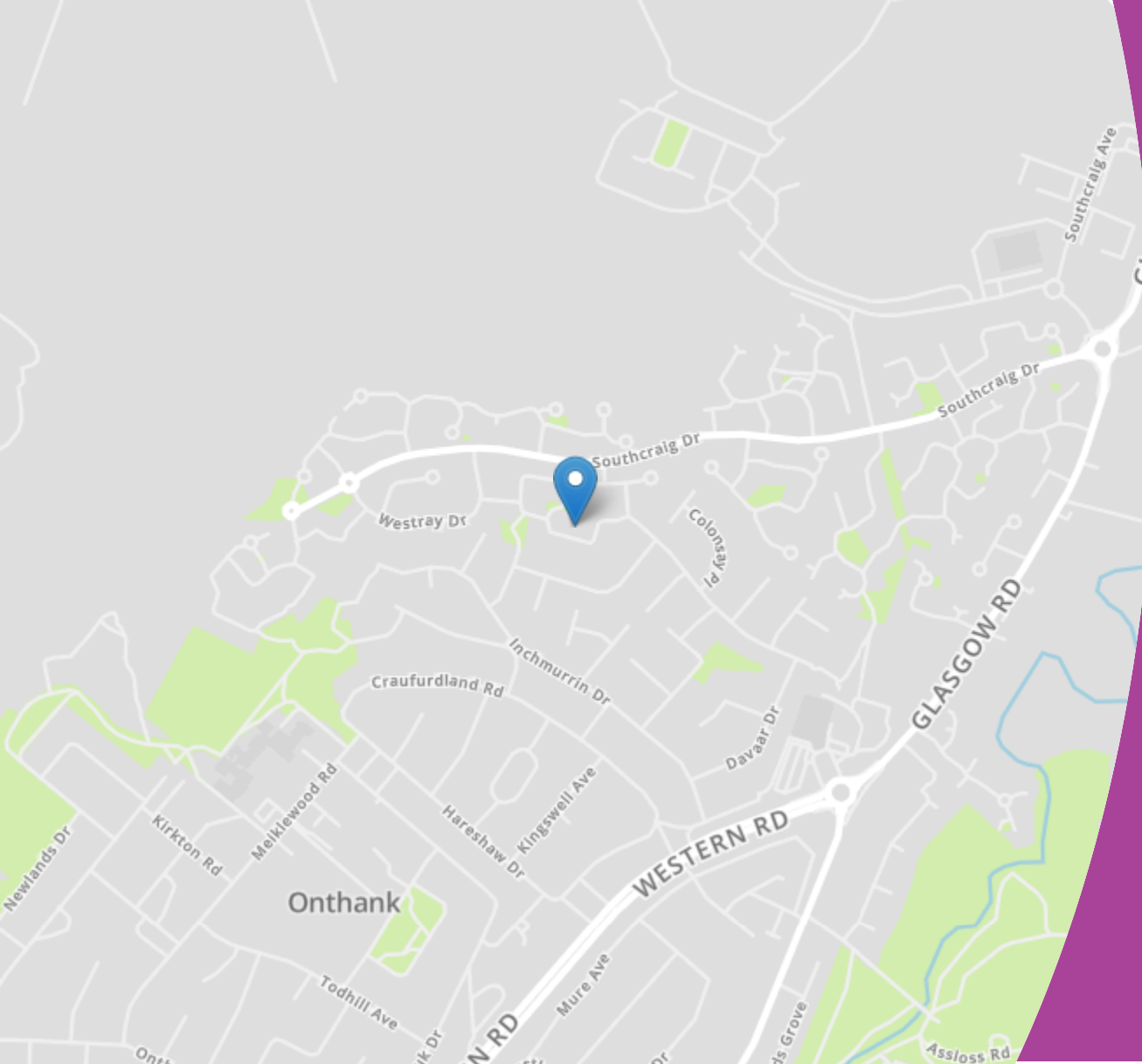
Band E

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