



18 Ballochmyle Walk

Annandale
Kilmarnock, KA1 2SF
P.O.A.

GREIG
Residential



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Annandale, Kilmarnock, KA1 2SF

Set within the highly desirable Moorfield estate, this outstanding four bedroom detached villa offers the perfect blend of modern style and practical family living. Constructed by the respected Charles Church, the home provides spacious accommodation over two levels and has been carefully enhanced to create additional, versatile living space suited to a range of lifestyles. Beautifully maintained throughout, it features contemporary décor alongside high quality fixtures and finishes, resulting in a polished and welcoming interior. Occupying a generous plot, the property boasts well designed, landscaped gardens and a striking covered patio—ideal for both relaxing and entertaining—as well as convenient off street parking.

Located on the edge of Kilmarnock town centre, the home benefits from easy access to a wide selection of local amenities, reputable schools within walking distance, and excellent transport connections, making it a superb choice for buyers seeking both comfort and convenience.





Hallway

3.67m x 3.74m (12' 0" x 12' 3") Access is given to a welcoming grand entrance hallway offering stylish modern decor, practical storage cupboard and contemporary laminate flooring. The hallway gives access to the living room, open plan kitchen/dining and sitting room, games room, wc and a striking wood staircase leads to the upper level.

Lounge

3.48m x 5.59m (11' 5" x 18' 4") Generously proportioned main apartment boasting contemporary bold decor with a feature fireplace, plentiful space for free standing furniture, ceiling cornicing, stylish laminate flooring and a large double glazed window to the front and side.

Kitchen

3.02m x 4.64m (9' 11" x 15' 3") Stylish fully fitted kitchen complete with a

modern open plan layout to the dining and sitting room, offering contemporary wall and base units providing ample storage with complimentary work surface, integrated oven, gas hob, dish washer and microwave, stainless steel sink and drainer, modern decor, stylish laminate flooring, double glazed window to the rear.

Utility

1.83m x 2.37m (6' 0" x 7' 9") Practical utility room offering additional work surface space, plumbing and space for a washing machine and tumble drier, stainless steel sink, neutral decor, laminate flooring and a door to the side.

Dining Room

3.38m x 2.86m (11' 1" x 9' 5") Superb dining room boasting a stunning open plan living space with access to the kitchen and sitting room.





Featuring neutral decor, plentiful space for dining table and chairs, laminate flooring and a double glazed window to the rear.

Sitting Room

3.98m x 2.85m (13' 1" x 9' 4") Offering additional family living space, the rear facing sitting room boasts a modern open plan layout, neutral decor with a striking bold wood panelled feature wall, laminate flooring and double glazed patio doors overlooking and leading to the rear garden.

Family/Games Room

4.96m x 5.27m (16' 3" x 17' 3") Superb additional family room that could be flexibly utilised to suit any lifestyle offering modern decor with feature wood panelling and a stunning bar area, a practical storage cupboard, laminate flooring and a large double glazed window to the

front. This apartment could be flexibly utilised to suit any lifestyle requirements.

WC/Cloaks

1.08m x 2.37m (3' 7" x 7' 9") Conveniently located on the lower level, the practical wc comprises of a wash hand basin, wc, modern decor and laminate flooring.

Bedroom One

5.01m x 3.52m (16' 5" x 11' 7") The master bedroom is a spacious double bedroom with modern decor, double fitted wardrobes, fitted carpet, a double glazed window to the front and access to en-suite facilities.

En-Suite

1.77m x 2.37m (5' 10" x 7' 9") Stylish en-suite offering a wash hand basin, wc, shower cubicle with mains shower, modern decor with a



modern wet wall finish, heated towel rail, vinyl flooring and a double glazed window to the side.

Bedroom Two

3.39m x 4.40m (11' 1" x 14' 5") An impressive double boasting stylish contemporary decor, triple fitted wardrobes offering ample storage, ceiling coving, fitted carpet, a double glazed window to the front and access to en-suite facilities.

En-Suite

1.78m x 2.48m (5' 10" x 8' 2") Practical en-suite comprising of a wash hand basin, wc, shower cubicle with mains shower, modern decor with half height tiling, heated towel rail, ceiling spotlights, vinyl flooring and a double glazed window to the front.

Bedroom Three

3.93m x 2.86m (12' 11" x 9' 5")

Bedroom three is a good sized double with modern decor, storage cupboard, fitted carpet and a double glazed window to the rear.

Bedroom Four

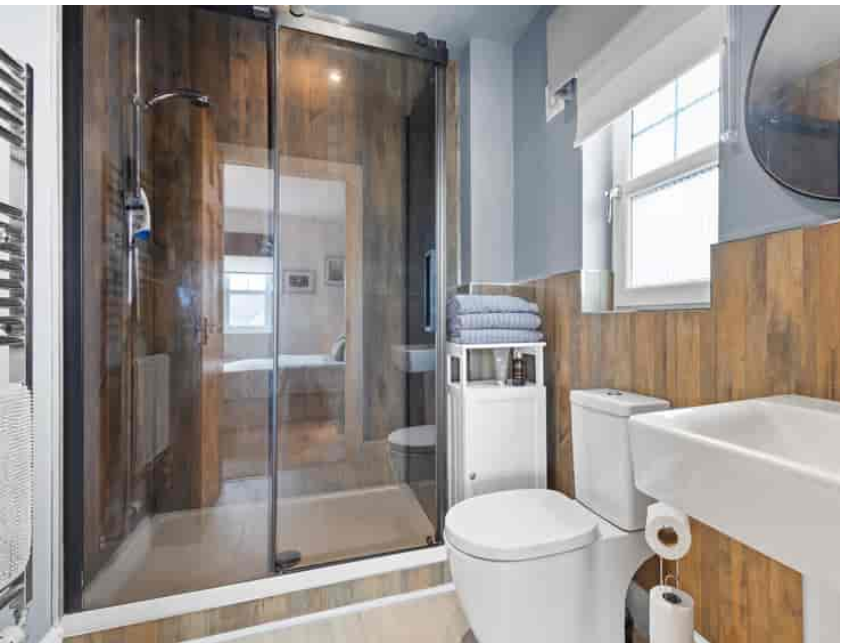
3.39m x 3.42m (11' 1" x 11' 3") Rear facing spacious double offering modern decor, fitted carpet and a double glazed window.

Bathroom

2.86m x 1.83m (9' 5" x 6' 0") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath, shower cubicle with mains shower, modern decor with stylish half height tiling, heated towel rail, ceiling spotlights, vinyl flooring and a double glazed window to the rear.

Externally

Occupying a generous plot, this property boasts beautifully





landscaped gardens to both the front and rear. The front garden features a neatly maintained lawn alongside a mono-block driveway, providing ample off street parking. To the rear, the fully enclosed garden offers a spacious lawn framed by traditional timber sleepers and decorative stone chippings. A superb covered patio area completes the space, creating the perfect setting for relaxing or entertaining outdoors.

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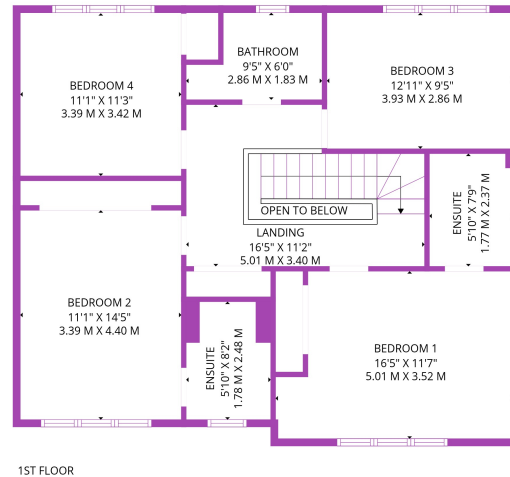
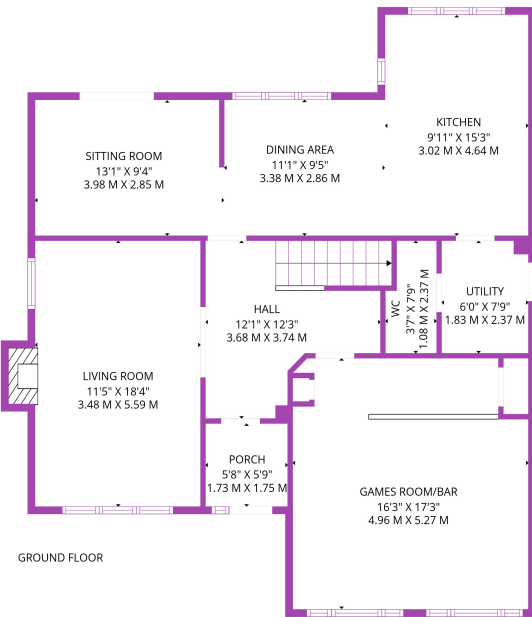


Council Tax Band

Band G

Disclaimer

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TOTAL: 2015 sq. ft, 188 m2

Ground floor: 1051 sq. ft, 98 m2, 1st floor: 964 sq. ft, 90 m2
 EXCLUDED AREAS: PORCH: 33 sq. ft, 3 m2, UTILITY: 47 sq. ft, 4 m2, FIREPLACE: 9 sq. ft, 1 m2,
 OPEN TO BELOW: 12 sq. ft, 1 m2, WALLS: 136 sq. ft, 13 m2

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