



16 Ferguson Gardens

Kilmarnock, KA1 2RA

P.O.A.

**GREIG**  
*Residential*



# Ferguson Gardens

Kilmarnock, KA1 2RA

The epitome of modern day family living, this opulent four bedroom detached villa ticks all the boxes internally and externally boasting a wealth of upgraded features throughout having been lovingly maintained by the current owner since new. Positioned on a prominent head of cul-de-sac plot within the highly regarded Moorfield estate, falling within sought after school catchment, with open outlooks to the rear. Generous accommodation internally over two levels providing flexible living space complete with excellent features including Jack 'n' Jill en suite, integral garage with internal access and bay windowed aspects.





### Entrance Vestibule

1.71m x 1.13m (5' 7" x 3' 8") With access via the outer composite double glazed door, the practical entrance vestibule offers neutral decor, decorative glazed door to hallway and door access to integral garage. The integral garage has plumbing/space for washing machine and tumble dryer.

### Hallway

5.68m x 3.27m x 1.33m (18' 8" x 10' 9") Welcoming 'L' shaped spacious entrance hallway giving access to both the lounge and kitchen via double wooden and decorative glazed doors, door access also to snug and cloaks/wc. Complete with neutral decor, fitted carpet, ceiling coving and carpeted staircase leading to the upper level.

### Formal Lounge

4.60m x 4.45m (15' 1" x 14' 7") The formal lounge is a generously proportioned main apartment with double door access from hallway offering stylish neutral decor with ceiling coving and fitted carpet, double glazed bay window to the front and plentiful space for freestanding furniture.



### Dining Kitchen

5.41m x 4.46m (17' 9" x 14' 8") Impressive dining sized fitted kitchen offering a range of modern stylish white gloss wall and base storage units with complimentary walnut work surfaces, stainless steel sink and drainer and integrated appliances including oven, ceramic hob, hood, fridge/freezer and dishwasher. Contemporary tasteful decor, Karndean flooring, breakfast bar seating area and ample space for dining table and chairs. Double glazed window to the rear and double glazed French doors via bay leading out into the rear gardens.

### Snug

2.97m x 2.86m (9' 9" x 9' 5") A flexible use room on the ground floor, currently utilised as a snug/sitting room offering soft neutral decor, ceiling coving, fitted carpet, double glazed window to the rear and door access from both the kitchen and hallway.

### Cloaks/WC

1.43m x 1.10m (4' 8" x 3' 7") Practical two piece cloaks/wc comprising of wash hand basin and wc suite, with contemporary decor and Karndean flooring.



### Upper Landing

6.15m x 2.12m (20' 2" x 6' 11") On the upper level the generous landing provides door access to the four double bedrooms and family bathroom with neutral decor and two practical storage cupboards.

### Bedroom One

4.07m x 4.00m (13' 4" x 13' 1") The master bedroom is a sizeable double offering soft and stylish decor, fitted carpet and a selection of fitted wardrobes providing ample storage. Front facing double glazed window and door access to master en suite.

### Master En Suite

2.01m x 1.58m (6' 7" x 5' 2") Three piece master en suite shower room comprising of wash hand basin, wc and double shower cubicle with mains overhead shower. Neutral decor and double glazed opaque window to the front.

### Bedroom Two

3.59m x 3.14m (11' 9" x 10' 4") The second generous sized double room offers contemporary decor with fitted carpet, fitted wardrobe providing storage space and double glazed window to the rear overlooking the gardens. Door access to Jack 'n' Jill en suite shower room.

### Jack 'N' Jill Shower Room

2.17m x 1.30m (7' 1" x 4' 3") Three piece shower room providing en suite facilities to bedrooms two and three comprising of wash hand basin, wc and shower cubicle with mains overhead shower. Contemporary tiling to walls and floor, double glazed opaque window to the side.

### Bedroom Three

3.84m x 3.63m (12' 7" x 11' 11") Bedroom three is a good sized double complete with fitted wardrobes, crisp white decor and fitted carpet. Double glazed window to the front and door access to Jack 'n' Jill shower room.

### Bedroom Four

3.01m x 2.65m (9' 11" x 8' 8") The fourth bedroom is rear facing with a double glazed window overlooking the gardens, crisp white decor and fitted carpet.

### Bathroom

3.04m x 2.38m (10' 0" x 7' 10") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and bath with overbath mains shower. Tasteful tiling to walls and floor, crisp white decor and double glazed opaque window to the rear.





### External

Positioned on a generous favourable plot, this family villa boasts sizeable private garden grounds to the front and rear. The front gardens are laid to lawn with spacious monobloc driveway providing off street parking, leading to the integral garage with up and over door access. The large rear gardens are beautifully landscaped comprising of two paved patios with decorative paved pathway, manicured lawn, chipped area and bedding area with a selection of mature shrubbery. The rear gardens are enclosed by fencing allowing for a safe and peaceful outdoor family space.

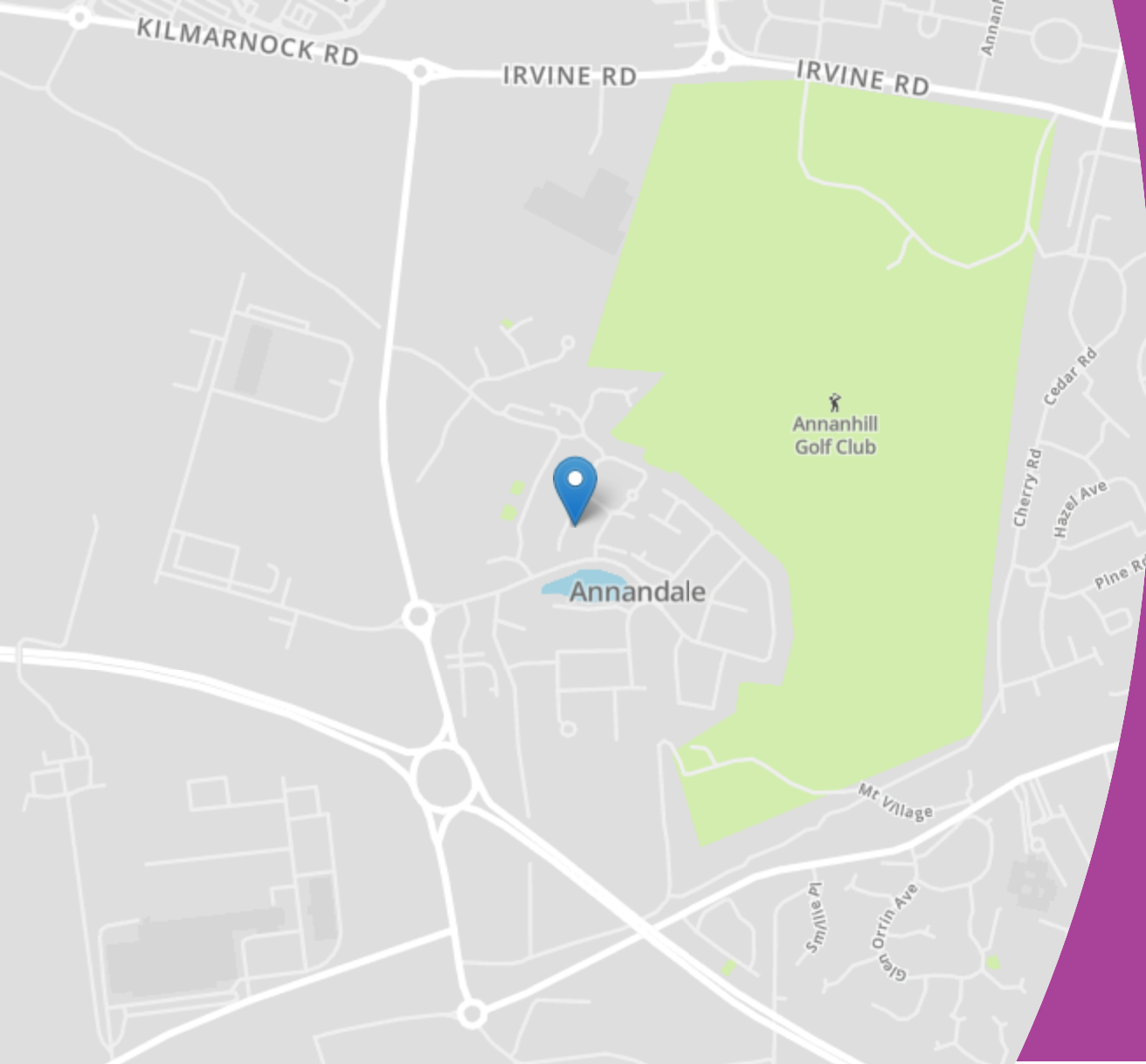


### Council Tax

Band G

### 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.



**GREIG**  
*Residential*

Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)