



5 Arrothill Drive  
Kilmarnock, KA1 1UJ  
P.O.A.

**GREIG**  
*Residential*



# Arrothill Drive

Kilmarnock, KA1 1UJ

Greig Residential are delighted to present to the market this stunning three bedroom semi detached villa located within a desirable residential estate just off the Dundonald Road close to town centre, popular schooling and transport links. This stunning home has been fully refurbished offering the best of modern living with stylish decor and modern fixtures and fittings throughout. With an attractive fully landscaped garden, garage and ample off street parking we are sure this property will prove popular amongst a wide range of buyers and early viewing is recommended!







### Lounge/Kitchen

5.51m x 7.13m (18' 1" x 23' 5") Accessed from the main white composite door is the lounge boasting contemporary open plan layout to the kitchen with herringbone laminate flooring throughout and fresh white decor. The beautifully fitted kitchen offers matt navy cabinets with marble effect work surfaces, stainless steel sink/drainers, integrated oven, ceramic hob and cooker hood, integrated fridge/freezer, washing machine and dishwasher, feature drop pendant lighting above island, ceiling spotlights, door to cloaks/w.c., double glazed window to front and double glazed UPVC doors to rear garden.

### Cloaks/W.C

0.78m x 1.24m (2' 7" x 4' 1") Practical cloaks/w.c. with modern white suite comprising w.c. and wash hand basin, storage cupboard and fresh white decor.

### Upper Landing

1.91m x 2.47m (6' 3" x 8' 1") Upper landing offering practical storage cupboard, fresh white decor, double glazed window to side, fitted carpet, staircase to lower level and access to three bedrooms and bathroom.

### Bedroom One

3.53m x 3.69m (11' 7" x 12' 1") Generous sized master bedroom with double glazed window to front, double fitted mirrored wardrobes providing ample storage, fresh white decor and fitted carpet.

### Bedroom Two

2.66m x 3.55m (8' 9" x 11' 8") Second good sized double bedroom with double glazed window to rear, double fitted mirrored wardrobes providing ample storage, fresh white decor and fitted carpet.

### Bedroom Three

2.61m x 2.80m (8' 7" x 9' 2") Third bedroom with double glazed window to front, fresh white decor and fitted carpet.

### Bathroom

1.82m x 2.23m (6' 0" x 7' 4") Completing the accommodation is the modern family bathroom with modern white suite comprising; w.c., wash hand basin and bath with monochrome finishes - taps, shower head and glass screen, matt black heated towel rail, matt white tiling to walls, tiled flooring, ceiling spotlights and double glazed opaque window to rear.

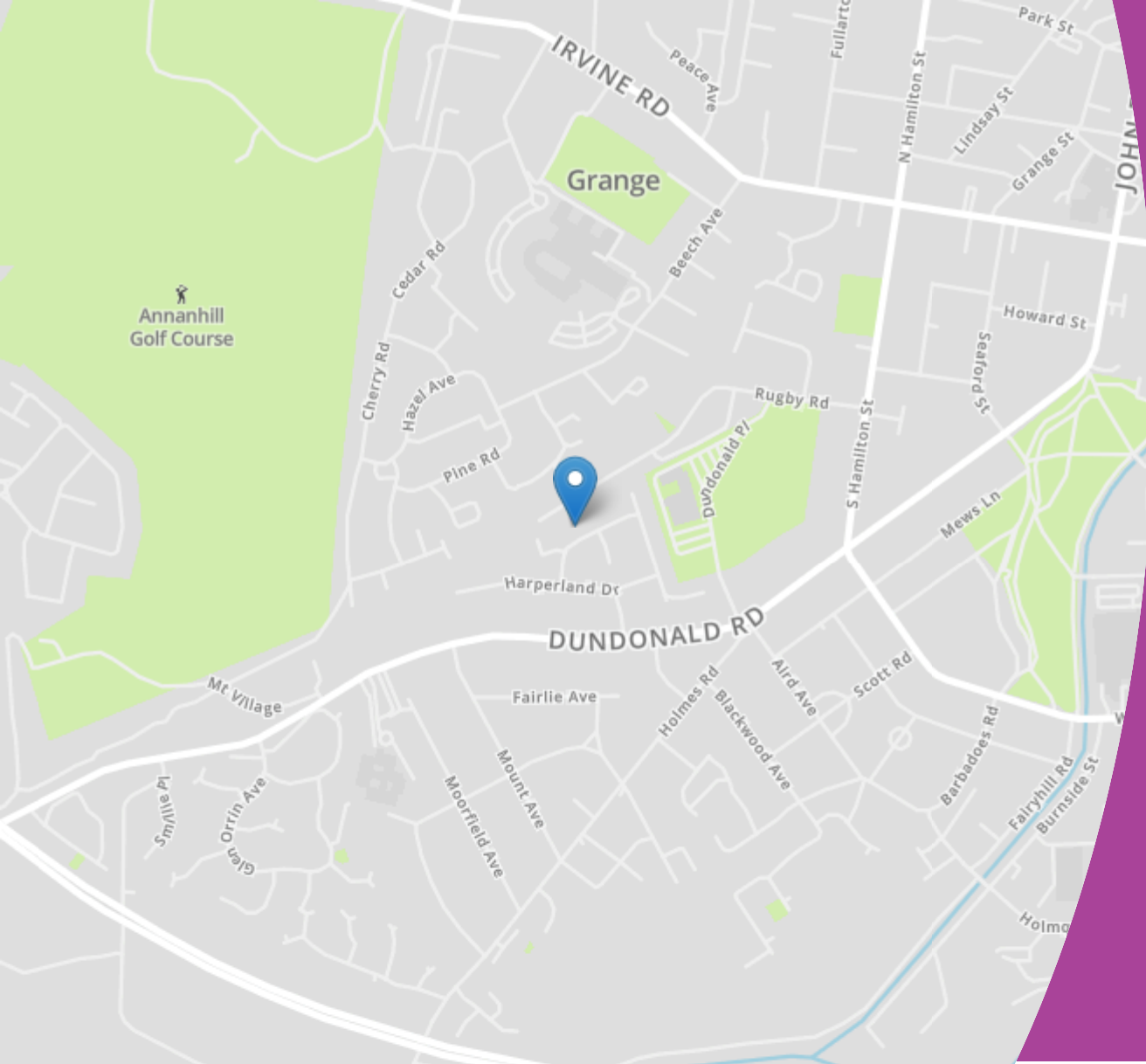
### Externally

The property is positioned on a generous plot with a neatly manicured lawn to the front and good sized paved driveway providing ample off street parking leading to the integral garage and gate access to rear. The rear garden has been fully landscaped to offer a decked seating area with direct access from the kitchen allowing for a perfect place for outdoor entertaining and dining. This extends to a neat astro area with chipped borders for ease of maintenance, all fully enclosed by high level fencing allowing for a private and safe outdoor space.

### DISCLAIMER

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