



2 Sutherland Drive
Kilmarnock, KA3 7HL
P.O.A.

GREIG
Residential



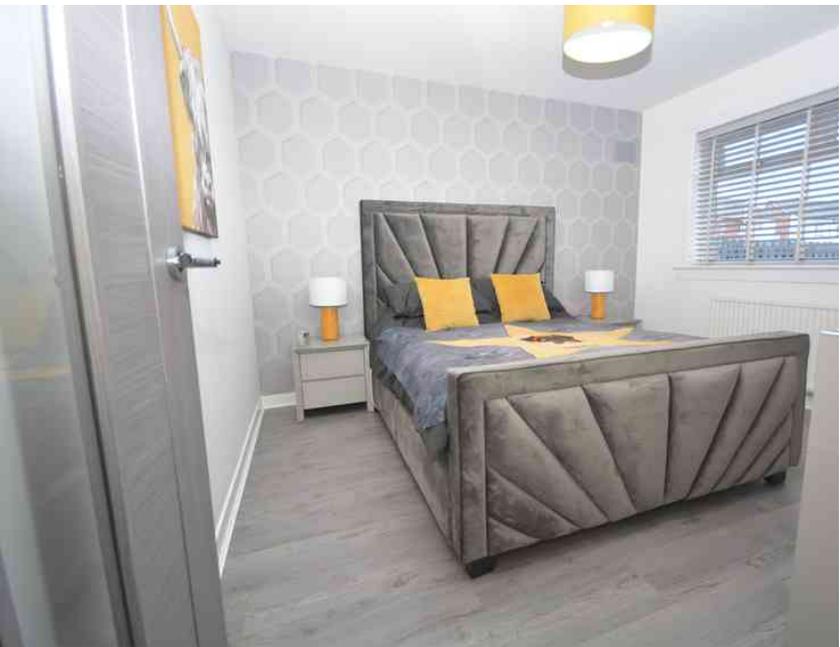
Sutherland Drive

Kilmarnock, KA3 7HL

Grieg Residential are delighted to present to the market this impressive four bedroom detached villa located in the ever popular Newfarm area of Kilmarnock close to local amenities, preferred schooling and transport links. Boasting flexible spacious accommodation across two levels with contemporary stylish décor and modern fixtures and fittings throughout.

Complimented by an extensive plot with private landscaped gardens, ample off street parking, a detached garage and a superb summer house this is the ideal family home and is sure to impress all who view.





Hallway

4.77m x 1.77m (15' 8" x 5' 10") Access is given via an outer composite door to a welcoming entrance hallway comprising of fresh white décor, ceiling coving, a practical storage cupboard, a double glazed window to the front and laminate flooring. Stylish grey oak doors give access to the lounge, kitchen, two bedrooms, bathroom and a carpeted staircase leads to the upper level.

Lounge

4.00m x 3.53m (13' 1" x 11' 7") Generously proportioned main apartment offering contemporary décor, a feature log burner, ceiling coving, laminate flooring and a double glazed window to the front.

Kitchen

3.75m x 2.68m (12' 4" x 8' 10") Stylish fitted kitchen complete with white shaker style wall and base units providing ample storage with complimentary oak work surface, plumbing and space for free standing cooker, washing machine, integrated fridge freezer, stainless steel sink and drainer, vinyl flooring, a double glazed window to the rear and composite door access to the rear gardens.

Bedroom One

5.26m x 3.31m (17' 3" x 10' 10") Located in the upper level the superb master bedroom is a generous king sized room with neutral décor, fitted mirrored door wardrobes, fitted carpet and double glazed window to the rear.

Bedroom Three

3.43m x 3.16m (11' 3" x 10' 4") A good sized double bedroom offering neutral décor, practical fitted wardrobes, fitted carpet and a double glazed window to the rear.

Bedroom Two

3.25m x 3.56m (10' 8" x 11' 8") Located on the lower level a spacious double bedroom providing fresh white décor, laminate flooring and a double glazed window to the front.

Bedroom Four

3.19m x 2.71m (10' 6" x 8' 11") A spacious double bedroom with fresh white décor, laminate flooring and double glazed sliding doors to the rear gardens. This room is flexible in use, currently utilized as a dining room, could be a fourth bedroom or additional family room.

Shower Room

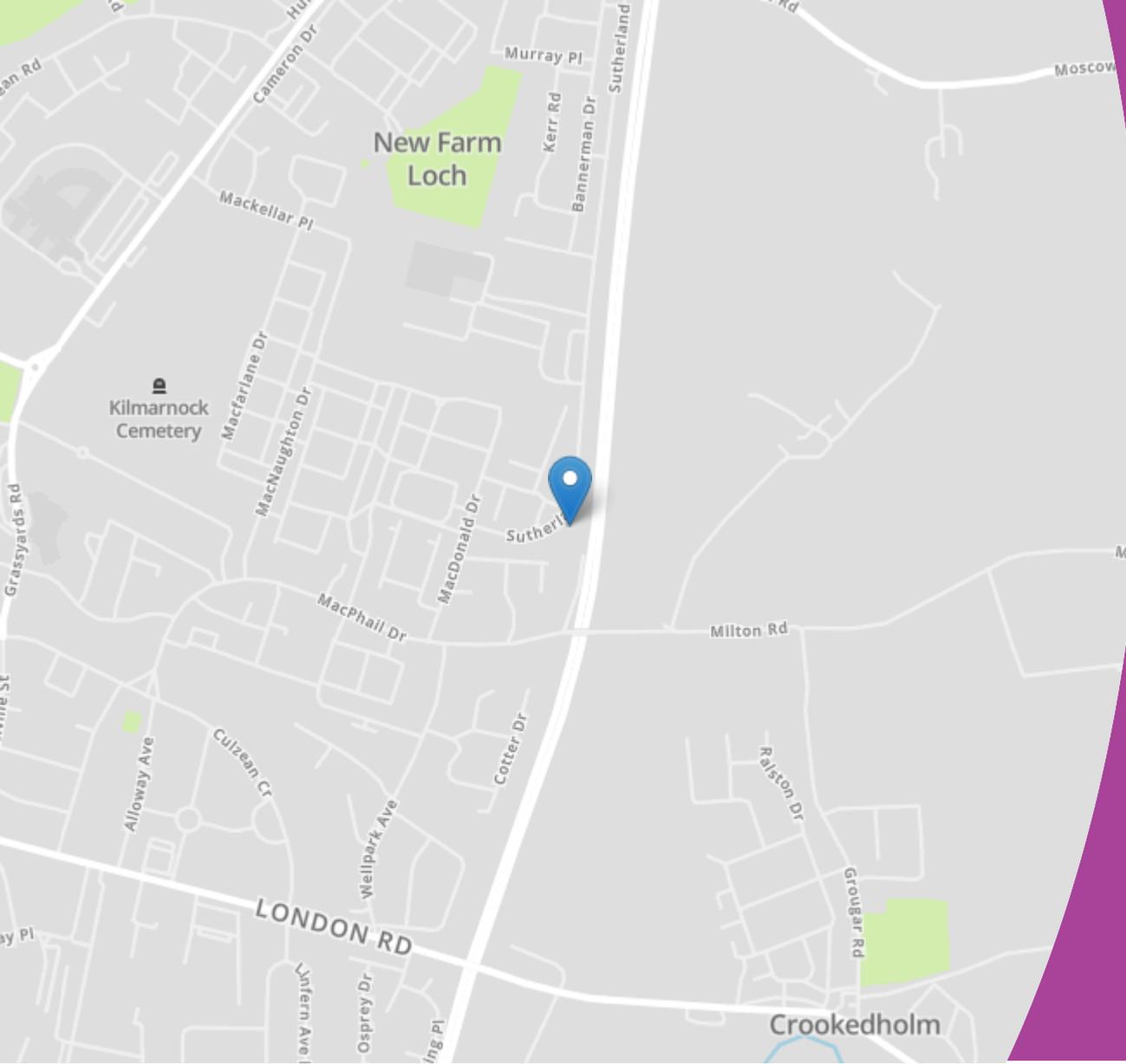
2.31m x 2.71m (7' 7" x 8' 11") Completing the accommodation is the family shower room comprising of a wash hand basin with vanity unit, wc, corner shower cubicle with mains shower, chrome heated towel rail, tiling to walls, wet wall ceiling and spotlights and vinyl flooring.

Externally

This property is situated on an extensive plot with impressive private wraparound gardens, the front garden has been designed with ease of maintenance in mind being fully laid to chip with shrubbery and a pathed pathway and a tarmac driveway to the side offering ample off street parking and leading the detached garage. The extensive rear garden has a well manicured lawn area with a chipped decorative border and large mono block patio area perfect for al fresco dining and entertaining leading to a superb summer house. The summer house is the ideal relaxation or entertainment space with windows to all aspects overlooking the garden and double glazed patio doors.

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