



12 Glen Craig Terrace

Fenwick
Kilmarnock, KA3 6DE
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this beautiful three bedroom modern detached villa presented in show home condition throughout boasting an excellent plot with immediate open countryside to the rear. Located in the sought after semi rural, commuter village of Fenwick providing direct access to M77 transport links this is the perfect family home. Generous, flexible accommodation over two levels with landscaped gardens, garage and generous driveway - early viewings are advised.





Additional Benefits

This family home could be sold fully furnished, by negotiation. and there is potential to extend into attic space to provide a fourth bedroom (subject to local building and planning consents). Having been lovingly maintained by the current owners, the villa was recently re-roofed and re-rendered only a few years ago. Boasting excellent positioning for those commuting to Glasgow within close proximity to the express bus service route, and close to three train stations, all of which service Glasgow (Kilmarnock, Kilmaurs & Stewarton).

Entrance Porch

2.82m x 1.91m (9' 3" x 6' 3") Practical entrance porch with access via the white UPVC outer door offering tiled flooring and neutral decor, dual aspect double glazed windows to the front and rear, door leading into hallway.

Hallway

4.28m x 4.04m (14' 1" x 13' 3") Generous hallway providing door access to lower apartments including lounge/diner, conservatory, bathroom and ground floor bedroom. Neutral decor and fitted carpet, useful storage cupboard and carpeted staircase leading to the upper level.

Lounge/Diner

4.40m x 7.27m (14' 5" x 23' 10") The lounge is a generously proportioned main apartment with modern open plan layout to dining area comprising of tasteful soft decor with fitted carpet, double glazed windows to the front and side, door access to kitchen and plentiful space for freestanding furniture.

Kitchen

3.58m x 1.92m (11' 9" x 6' 4") Modern fully fitted kitchen offering plentiful wall and base storage units with complimentary work surfaces, integrated oven, hob, hood, dishwasher and fridge/freezer, freestanding washing machine. Composited sink and drainer, tiled splashback, neutral decor and double glazed window to the front.

Conservatory

4.26m x 2.43m (14' 0" x 8' 0") Idyllic rear conservatory with double glazed windows on all aspects providing views over the rear gardens. Practical air conditioning heat and cool temperature control feature, modern decor, solid oak flooring and dual access to the garden via double glazed French doors and single door also. Door access from hallway.

Bedroom Three

3.82m x 2.64m (12' 6" x 8' 8") Conveniently located on the ground floor for those unable to negotiate stairs, bedroom three is a generous double and is a flexible apartment which could lend itself to a multitude of uses. Contemporary decor, fitted carpet and double glazed French doors

leading out into the rear gardens.

Bathroom

2.60m x 1.62m (8' 6" x 5' 4") Spacious three piece family bathroom located on the ground floor comprising of wash hand basin, wc and bath with mains overhead shower. Modern tiling to walls and floor, two side facing double glazed opaque windows.

Bedroom One

3.01m x 3.01m (9' 11" x 9' 11") The master bedroom is a sizeable double offering contemporary decor, fitted carpet, sliding door fitted wardrobes providing storage space and door access to master en suite. Double glazed window to the front.

Master En Suite

2.55m x 2.31m (8' 4" x 7' 7") Three piece generous master en suite comprising of wash hand basin, wc and corner shower cubicle. Modern tiling to walls and floor, double glazed Velux window to the rear with stunning open countryside outlooks.

Bedroom Two

3.02m x 2.97m (9' 11" x 9' 9") The second double bedroom is front facing with a double glazed window, fresh tasteful decor, fitted carpet and double sliding door fitted wardrobes.

External

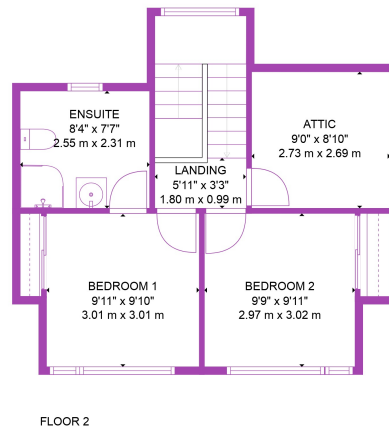
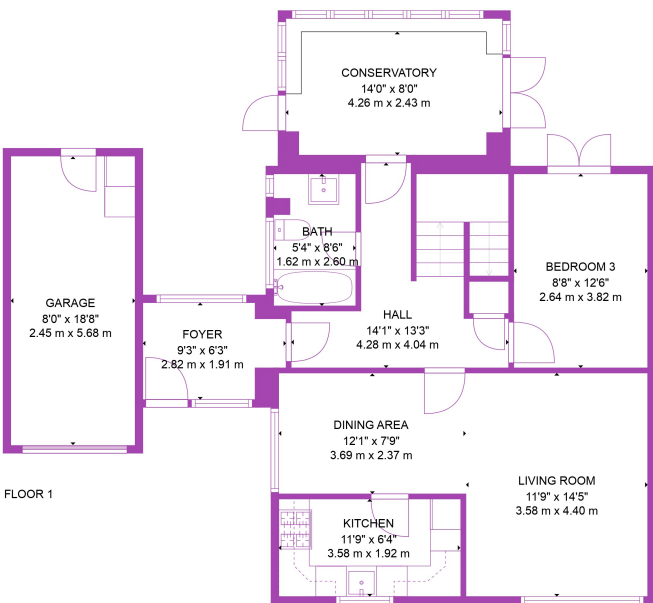
Positioned on a generous plot, this family home offers private garden grounds to the front and rear with monobloc driveway providing off street parking for three cars, leading to the garage with up and over door access. The front gardens are low maintenance mostly laid to chips. The sizeable rear gardens have been intricately landscaped comprising of a generous manicured lawn, feature monobloc pathway, a selection of mature shrubbery and raised decked patio perfect to appreciate the immediate countryside outlooks.

Council Tax

Band E

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