



3 Souter Drive
Kilmarnock, KA3 7JD
P.O.A.

GREIG
Residential



Souter Drive

Kilburn, NW6 7JD

Ideally positioned within the highly regarded 'Wellpark' area of Kilburn, this impressive four bedroom detached villa ticks all the boxes for the ideal family home. With an excellent floorplan, this superb villa offers an abundance of generous flexible family living space over two levels. Intricately maintained with contemporary tasteful decor throughout, further complimented by sizeable landscaped gardens, ample off street parking and integrated tandem garage. Situated on the periphery of Kilburn town centre providing ease of access to all local amenities, preferred school catchment and with direct transport links, this is sure to impress all who view.





Porch

2.01m x 2.01m (6' 7" x 6' 7") Practical entrance porch accessed via the outer modern sage green composite door, complete with neutral decor, stylish herringbone laminate flooring, double glazed window to the side and door access to hallway.

Hallway

3.03m x 1.91m (9' 11" x 6' 3") The welcoming hallway provides oak door access to the formal lounge, snug and cloaks/wc, door access to kitchen/dining. Complete with soft decor, herringbone effect laminate flooring and ceiling spotlights.

Formal Lounge

6.12m x 3.59m (20' 1" x 11' 9") Beautifully presented formal lounge is a generously proportioned main apartment offering soft tasteful decor with ceiling coving and fitted carpet, double door access to family room and large double glazed sliding doors leading out into the rear gardens. Plentiful space for freestanding furniture.

Dining Room

3.86m x 3.27m (12' 8" x 10' 9") The front facing family room, currently used as a dining room offers neutral decor, ceiling coving and fitted carpet, with a full length double glazed window.



Snug

3.27m x 2.99m (10' 9" x 9' 10") The snug is a flexible apartment providing neutral decor and herringbone laminate flooring, large useful storage cupboard and double glazed window to the rear.

Kitchen/Dining

3.39m x 4.92m (11' 1" x 16' 2") Stunning dining sized fitted kitchen comprising of a range of modern white gloss wall and base storage units with complimentary oak effect work surfaces, stainless steel sink and drainer, integrated appliances including five burner gas hob, oven, microwave, fridge/freezer, dishwasher and under counter fridge. Contemporary plinth lighting, laminate flooring, two double glazed windows to the side and one to front, ceiling spotlights and door access to utility room. Door access to utility room and ample space for dining table and chairs.

Utility Room

2.69m x 2.63m (8' 10" x 8' 8") Practical, separate utility room providing additional base storage units and work surface, stainless steel sink and drainer, useful storage cupboard and plumbing/space for washing machine. Double glazed opaque window to the rear and door leading out into the rear gardens.



Cloaks/WC

1.50m x 1.08m (4' 11" x 3' 7") Practical two piece cloaks/wc comprising of a wash hand basin and wc, with modern tiling to walls and floor.

Bedroom One

3.58m x 3.20m (11' 9" x 10' 6") On the upper level the master bedroom is a generous double offering soft green decor, fitted carpet and a selection of fitted bedroom furniture. Double glazed window to the rear.

Bedroom Two

3.59m x 2.82m (11' 9" x 9' 3") The second double bedroom is complete with soft grey decor, fitted carpet, ceiling spotlights and double glazed window to the front.

Bedroom Three

3.12m x 2.39m (10' 3" x 7' 10") Bedroom three is front facing with a double glazed window, neutral decor and fitted carpet, currently utilised as a dressing room.

Bedroom Four

2.89m x 2.38m (9' 6" x 7' 10") Rear facing bedroom providing laminate flooring, white decor and a double glazed window to the rear overlooking the gardens.

Bathroom

2.18m x 1.75m (7' 2" x 5' 9") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and bath with mains overhead shower. Modern fully tiled walls and flooring, double glazed opaque window to the front.

Externally

Positioned on a sizeable plot, this excellent family home boasts generous gardens grounds to the front and rear. The front gardens are laid to lawn with a private driveway providing plentiful off street parking leading to the integral tandem garage with up and over door access. The rear gardens have been intricately landscaped comprising of a generous lawn, chipped drying area and sizeable raised decked patio. Immediate open greenery to the rear and enclosed by fencing allows for a safe and peaceful outdoor family space.

Council Tax

Band E

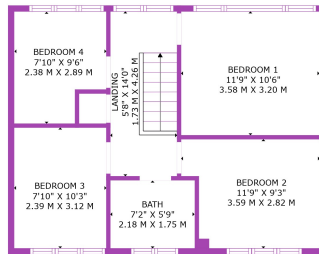




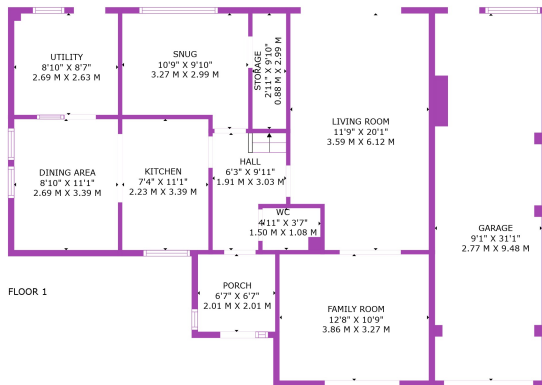
Disclaimer

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.





FLOOR 2



FLOOR 1

TOTAL: 1346 sq. ft, 125 m²

FLOOR 1: 824 sq. ft, 77 m²; FLOOR 2: 522 sq. ft, 48 m²

EXCLUDED AREAS: GARAGE: 283 sq. ft, 26 m²; PORCH: 43 sq. ft, 4 m²; STORAGE: 28 sq. ft, 3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

