



34b Jean Armour Drive

Annandale

Kilmarnock, KA1 2SD

P.O.A.

GREIG
Residential



Jean Armour Drive

Annandale, Kilmarnock, KA1 2SD

Perfectly positioned within the highly regarded Moorfield estate, neighbouring the esteemed Annanhill golf course with impressive open outlooks to the rear, this superb three bedroom semi detached house ticks all the boxes for modern family living. Built by the reputable Persimmon homes offering a spacious floor plan over two levels complete with contemporary decor and modern fixtures and fittings throughout. Further benefiting from low maintenance private gardens, ample off street parking and an integral garage. Located on the periphery of Kilmarnock town centre allowing for ease of access for all local amenities, schooling and with direct transport links, this is sure to impress even the most discerning of buyers.





Hallway

2.00m x 2.30m (6' 7" x 7' 7") Access is given via an outer wooden door to a welcoming entrance hallway boasting contemporary grey decor and herringbone effect vinyl flooring. Door access is given to the lounge, wc/cloaks and a carpeted staircase leads to the upper level.

Lounge

3.19m x 5.16m (10' 6" x 16' 11") Generously proportioned main apartment offering neutral decor, practical storage cupboard, fitted carpet, a large double glazed window to the rear and door access to the kitchen.

Kitchen

2.48m x 3.44m (8' 2" x 11' 3") Stylish fully fitted kitchen complete with modern white gloss wall and base units providing plentiful storage with complimentary oak effect work surface, integrated double oven, integrated five burner gas hob and extractor hood, integrated dish washer, washing machine and fridge freezer, stainless steel sink and drainer, neutral decor, under cabinet lighting, vinyl flooring and double glazed patio doors overlooking and leading to the rear garden.

Wc/Cloaks

1.09m x 2.30m (3' 7" x 7' 7") Conveniently located on the lower level, the practical wc/cloaks comprises of a wash hand basin, wc, neutral decor, herringbone effect vinyl flooring and a double glazed opaque window to the front.

Bedroom One

3.46m x 4.34m (11' 4" x 14' 3") The master bedroom is a generous double boasting soft contemporary decor, fitted carpet, double glazed window to the front and access to en-suite facilities.

En-Suite

2.22m x 1.59m (7' 3" x 5' 3") Stylish en-suite comprising of a wash hand basin, wc, corner shower cubicle, neutral decor, vinyl flooring and a double glazed opaque window to the front.

Bedroom Two

2.82m x 3.12m (9' 3" x 10' 3") Spacious double bedroom with neutral decor, modern vinyl flooring and a double glazed window to the rear.

Bedroom Three

2.86m x 2.65m (9' 5" x 8' 8") Bedroom three is a good sized double offering contemporary grey decor, fitted carpet and a double glazed window to the rear.

Bathroom

2.22m x 1.95m (7' 3" x 6' 5") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath, neutral decor with tiling around bath and vinyl flooring.

Externally

This property boasts spacious private front and rear gardens, the front garden has been fully laid to chip allowing for ease of maintenance, providing ample off street parking and leading to the integral garage. The private rear garden is fully enclosed with gated access from the side, complete with a well manicured lawn area, an area laid to chips and a modern paved patio perfect for al fresco dining and entertaining.

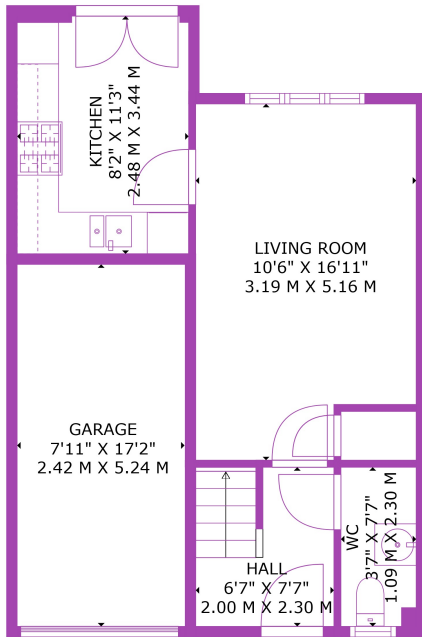
Council Tax Band

Band E

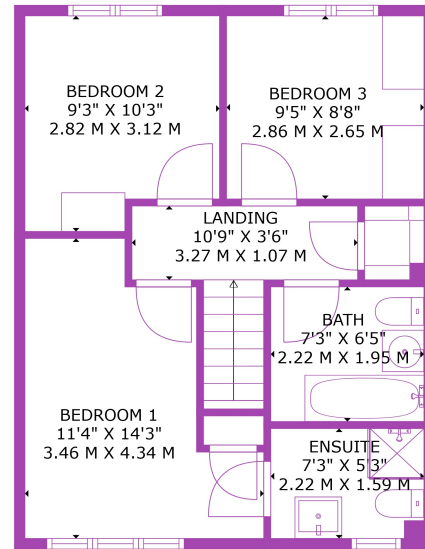
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FLOOR 1



FLOOR 2



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