



11 Edradour Road
Kilmarnock, KA3 1UG
P.O.A.

GREIG
Residential



Edradour Road

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Proudly presenting to the market this superb three bedroom semi detached villa perfectly positioned within the highly regarded 'John Walker' estate, located on the periphery of Kilmarnock's town centre providing ease of access to all local amenities, schooling and transport links. Built by the reputable Taylor Wimpey this modern villa boasts spacious accommodation over two levels, having been lovingly presented with contemporary neutral décor and modern fixtures and fittings throughout, further complimented by generous landscaped gardens and ample off street parking, this is the perfect family home and sure to impress even the most discerning of buyers.





Hallway

2.08m x 4.15m (6' 10" x 13' 7") Access is given via a composite door to a welcoming entrance hallway boasting contemporary decor, practical storage cupboard, ceiling spotlights and laminate flooring. Door access is given to the lounge, kitchen, and a carpeted staircase leads to the upper.

Lounge

4.67m x 3.93m (15' 4" x 12' 11") Generously proportioned main apartment offering contemporary decor, practical storage cupboard, ceiling spotlights, plentiful space for free standing furniture, laminate flooring and double glazed patio doors over looking and providing access to the rear garden.

Kitchen

2.49m x 2.71m (8' 2" x 8' 11") Fully fitted kitchen complete with modern wall and base storage units, integrated oven, gas burner and extractor hood, integrated fridge freezer, washing machine and dish washer, stainless steel sink and drainer, neutral decor, ceiling spotlights, laminate flooring and a double glazed window to the front.

Wc/Cloaks

2.49m x 1.91m (8' 2" x 6' 3") Practical wc/cloaks located on the lower level comprising of a wash hand basin, wc, laminate flooring and a double glazed opaque window to the side.

Bedroom One

3.55m x 3.53m (11' 8" x 11' 7") The master bedroom is a generous double offering contemporary decor, fitted carpet, double glazed window to the front and access to en-suite facilities.

En-Suite

1.65m x 1.94m (5' 5" x 6' 4") Stylish en-suite comprising of a wash hand basin, wc, shower cubicle with electric shower, modern wall and floor tiling, ceiling spotlights and a double glazed opaque window to the front.

Bedroom Two

2.33m x 3.34m (7' 8" x 10' 11") A spacious double bedroom with soft decor, fitted carpet and a double glazed window to the rear.

Bedroom Three

2.23m x 3.34m (7' 4" x 10' 11") Bedroom three is a good size offering soft neutral decor, fitted carpet and a double glazed window to the rear.

Externally

This property boasts spacious private front and rear gardens, the front garden has been fully laid to mono block with a decorative chipped border providing ample off street parking. The rear garden is complete with a well manicured lawn, elevated decked patio and a paved patio perfect for al fresco dining and entertaining.

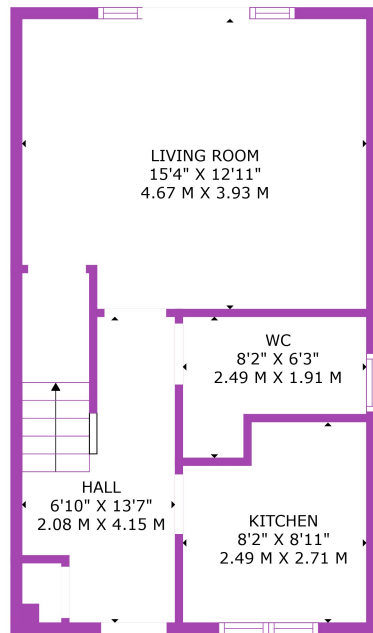
Council Tax Band

Band D

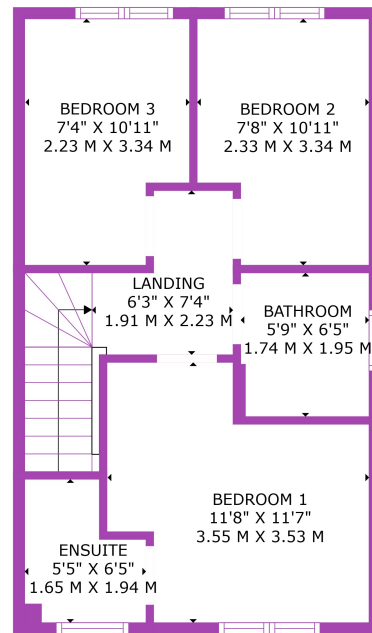
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FLOOR 1



FLOOR 2



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