



55 Lochleven Crescent
Kilmarnock, KA3 6GU
Offers Over £255,000

GREIG
Residential



Lochleven Crescent

Kilmarnock, KA3 6GU

Proudly introducing this impressive four bedroom modern detached villa, ideally positioned in an idyllic cul de sac, within the new highly regarded Laird's Brae development on the Northern periphery of Kilmarnock, providing direct access to M77 transport links perfect for the commuter. This generous villa boasts an excellent layout which is ideal for modern family living including dining sized kitchen, four double bedrooms all with fitted wardrobes, master en suite and integral garage. Intricately styled and lovingly maintained by the current owners, this family home is presented in first class, show home condition throughout. Positioned on a generous sized plot with private gardens and driveway, we are confident this will appeal.





Hallway

1.41m x 1.91m (4' 8" x 6' 3") Access is given via an outer composite door to a welcoming entrance hallway offering neutral decor and laminate flooring. The hallway gives access to the lounge and a carpeted staircase leads to the upper level.

Lounge

3.53m x 4.50m (11' 7" x 14' 9") Generously proportioned main apartment boasting neutral decor, feature media wall with electric fire, laminate flooring, a double glazed window to the front and door access to the kitchen.

Kitchen/Dining Room

4.59m x 3.32m (15' 1" x 10' 11") Modern dining sized fully fitted kitchen providing an excellent range of stylish white gloss wall and base storage units with complimentary grey ash work surfaces, stainless steel sink and drainer, integrated appliances including oven, gas hob, hood, dish washer and fridge/freezer. Neutral decor, laminate flooring, ceiling spotlights, plinthe and under cabinet feature lighting. Door access to utility room, double glazed door and window formation to the rear and plentiful space for dining table and chairs.

Utility Room

2.14m x 1.81m (7' 0" x 5' 11") Separate utility room accessed via the kitchen providing additional work surface, plumbing/space for washing machine and tumble dryer. Neutral decor, laminate flooring, ceiling spotlights and door access to cloaks/wc. Door leading out into the rear gardens.

Cloaks/WC

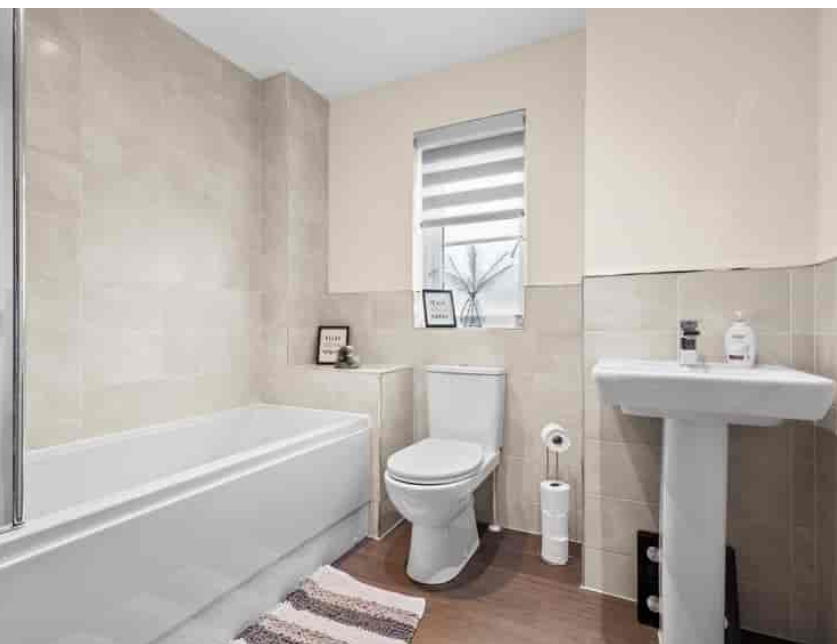
2.14m x 0.92m (7' 0" x 3' 0") Practical two piece cloaks/wc comprising of wash hand basin and wc with soft decor with modern half height tiling to walls, laminate flooring, heated towel rail and ceiling spotlights. Double glazed opaque window to the rear.

Bedroom One

3.33m x 3.11m (10' 11" x 10' 2") On the upper level the master bedroom is a sizeable double, complete with soft decor, fitted carpet and modern sliding door fitted wardrobes providing storage space. Door access to en suite and double glazed window to the rear.

Master En Suite

2.27m x 1.27m (7' 5" x 4' 2") Three piece master en suite comprising of wash hand basin, wc and shower cubicle with mains overhead shower. Stylish half height tiling to walls, laminate flooring, ceiling spotlights, heated towel rail and double glazed opaque window to the rear.



Bedroom Two

3.51m x 2.83m (11' 6" x 9' 3") The second double bedroom offers contemporary decor, laminate flooring, double door fitted wardrobes and front facing double glazed window.

Bedroom Three

3.16m x 2.96m (10' 4" x 9' 9") Bedroom three, a rear facing double bedroom comprises of neutral decor, laminate flooring and double door fitted wardrobes. Double glazed window to the rear.

Bedroom Four

3.01m x 2.42m (9' 11" x 7' 11") The fourth double bedroom is complete with neutral decor, fitted carpet and double door fitted wardrobes. Double glazed window to the front

Bathroom

2.25m x 2.04m (7' 5" x 6' 8") Completing the accommodation is the three piece family bathroom suite comprising of a wash hand basin, wc and bath with overhead mains shower. Vinyl flooring, neutral decor, ceiling spotlights and full length heated towel rail. Double glazed opaque window to the front.

External

Positioned on a generous plot, this family villa is complete with private garden grounds to the front and rear. To the front is a spacious monobloc driveway providing plentiful private off street parking, leading to the integral garage with up and over door access. The landscaped rear gardens offer a modern paved pathway bordering a generous lawn, fully enclosed by fencing allowing for a safe and peaceful outdoor family space.

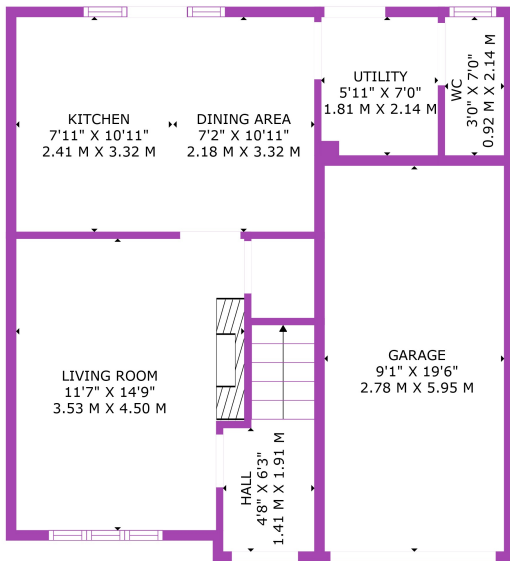
Council Tax

Band F

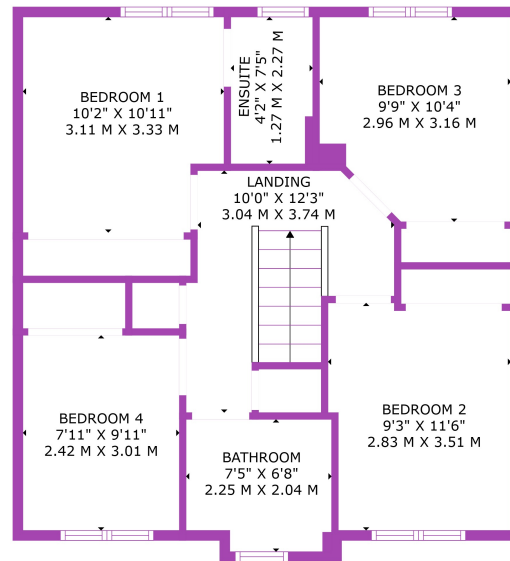
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FLOOR 1



FLOOR 2

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TOTAL: 1118 sq. ft, 103 m²
 FLOOR 1: 467 sq. ft, 43 m², FLOOR 2: 651 sq. ft, 60 m²
 EXCLUDED AREAS: GARAGE: 178 sq. ft, 17 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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