



4 Rousay Wynd  
Kilmarnock, KA3 2GP  
P.O.A.

**GREIG**  
*Residential*



# Rousay Wynd

Kilmarnock, KA3 2GP

Proudly presenting to the market this impressive four bedroom modern detached villa, ideally located within the highly sought after Southcraigs estate on the northern edge of Kilmarnock. Perfect for commuters, the property offers convenient access to the M77 transport links and falls within a desirable school catchment area, making it an excellent choice for families. Beautifully maintained by the current owners, the home boasts spacious and flexible accommodation arranged over two levels. Key features include a master bedroom with ensuite, well proportioned living areas, landscaped gardens, and a private driveway.





### Hall

1.17m x 2.19m (3' 10" x 7' 2") Accessed via outer door, with modern decor, laminate flooring, door access to the family room and living room, carpeted staircase leading to the upper level, double glazed window to the side.

### Livingroom

3.14m x 4.15m (10' 4" x 13' 7") Generous main apartment boasting modern decor, fitted carpet, convenient under stair storage cupboard, double glazed window to the front, open plan access to the dining area.

### Dining Room

2.42m x 3.15m (7' 11" x 10' 4") Dining area with modern decor, laminate flooring, door access to the kitchen and double glazed bay window to the rear.

### Kitchen

2.81m x 2.41m (9' 3" x 7' 11") Modern fully fitted kitchen offering an array of wall and base units, contrasting work surfaces, stylish tile splash back, integrated gas hob, electric oven, dish washer, stainless steel sink and drainer, space for fridge freezer, stylish laminate tiles, double glazed window to the rear and door access to the utility room/WC.

### Utility

1.45m x 1.45m (4' 9" x 4' 9") Handy utility room comprising of white decor, work surface, plumbing space for washing machine and tumble drier, door access to the WC and external door leading to the rear garden.

### WC

1.45m x 0.86m (4' 9" x 2' 10") Two piece WC comprising wash hand basin with vanity storage, WC, contemporary decor, tiled flooring, opaque double glazed window to the side.

### Family Room/Bedroom Four

2.38m x 4.90m (7' 10" x 16' 1") Flexible living space currently utilised as a multi purpose gym/family room but could also be an extra bedroom, modern decor, fitted carpet and double glazed window the front.

### Bedroom One

3.05m x 3.70m (10' 0" x 12' 2") Generous master bedroom with ensuite facility, modern decor, fitted carpet, double glazed window to the rear.

### Ensuite

2.62m x 1.58m (8' 7" x 5' 2") Three piece ensuite comprising WC, wash hand basin with vanity storage, mains shower cubicle, contemporary decor, vinyl flooring and





### Bedroom Two

3.13m x 3.33m (10' 3" x 10' 11") Generous double bedroom featuring modern decor, laminate flooring, storage cupboard and double glazed window to the front.

### Bedroom Three

1.9m x 3.22m (6' 3" x 10' 7") Third bedroom featuring crisp white decor, fitted carpet and double glazed window to the rear.

### Master Bathroom

1.73m x 2.21m (5' 8" x 7' 3") Completing the property is the three piece bathroom comprising of WC, wash hand basin with vanity storage, mixer shower over bath, crisp white decor, with tiles around the bath, laminate flooring, opaque double glazed window to the rear.

### External

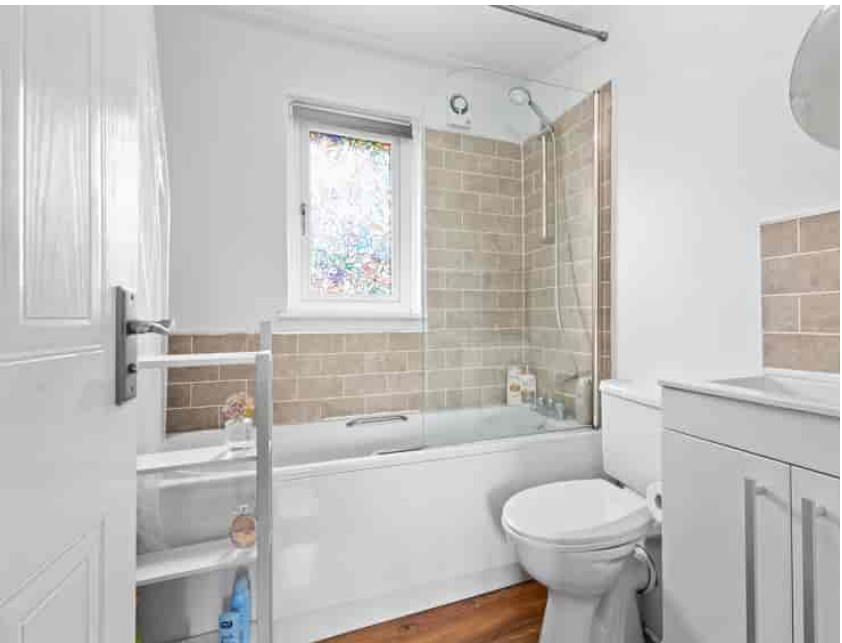
This property further benefits from front and rear gardens and also a private driveway providing ample off street parking. The front garden is laid to lawn and the slabbed driveway is wide enough for two cars. The rear garden is split into two levels, the lower level has an area laid to artificial grass, an area with chips and bark. The upper level is laid to lawn, providing a perfect sun trap for those looking to relax.

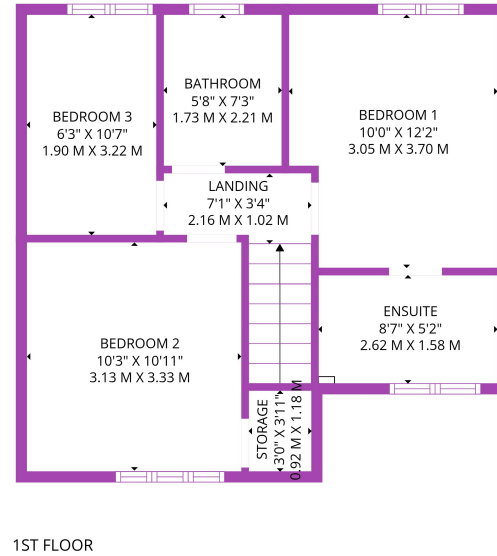
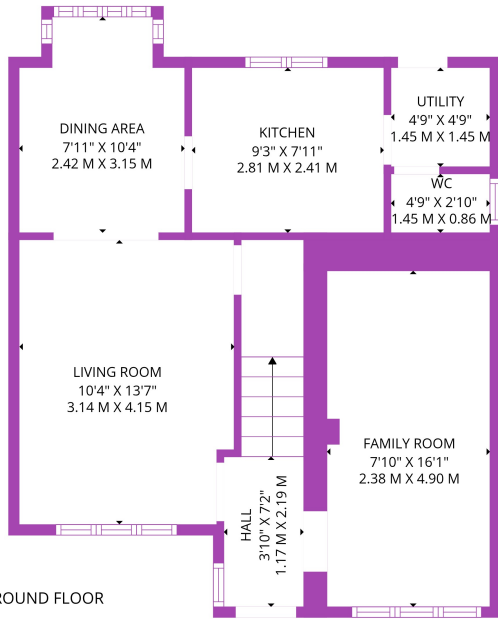
### Council Tax Band

Band F

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