



4 Fenwick Close
Kilmarnock, KA3 6FF
P.O.A.

GREIG
Residential



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Greig Residential are delighted to present to the market this modern six apartment detached villa located in the ever popular Southcraigs area of Kilmarnock, boasting ease of access to local amenities, schooling and direct transport links to Ayr and Glasgow via the M77. Offering contemporary, extended accommodation over two levels comprising of a lounge, dining sized kitchen, utility, conservatory, four double bedrooms, en-suite, cloaks/wc and family bathroom.

Complemented by private landscaped gardens and ample off street parking this is the ideal family home and is sure to impress.





Hallway

2.96m x 1.77m (9' 9" x 5' 10") Access is given to a welcoming hallway via an outer UPVC double glazed door. The hallway comprises of soft neutral decor, ceiling coving, good sized storage cupboard, practical under stairs storage and fitted carpet. Door access is given to the lounge, kitchen, wc and a carpet staircase leads to the upper level.

Lounge

4.46m x 3.16m (14' 8" x 10' 4") Generous main apartment featuring an open plan layout to the dining sized kitchen, soft neutral decor, ceiling coving, oak effect laminate flooring and a double glazed window to the front.



Kitchen

6.04m x 2.67m (19' 10" x 8' 9") Impressive dining sized kitchen complete with an open plan layout, high gloss cream wall and base units offering ample storage with complementary oak effect work surfaces, integrated oven, gas hob, dish washer, plumbing and space for american style fridge freezer, anthracite sink and drainer, soft neutral decor, plinth lighting, ceiling coving, oak effect laminate flooring and a double glazed window to the rear. Door access is given to the hall, utility room and double glazed sliding patio doors leading to the conservatory.



Utility Room

2.74m x 1.68m (9' 0" x 5' 6") Practical utility room offering additional storage units with complementary work surface, plumbing and space for washing machine and tumble drier, neutral decor, oak effect laminate flooring, a double glazed window to the rear, a door leading to the rear garden and a door leading to the down stairs bedroom.

Bedroom Four

4.08m x 2.40m (13' 5" x 7' 10") Located on the lower level bedroom four is a generous double bedroom complete with crisp white decor, fitted carpet and a double glazed window to the front. This generous room could also be utilized as a third



public room.

Conservatory

3.86m x 2.85m (12' 8" x 9' 4") Superb fully glazed conservatory featuring dwarf walls, soft neutral decor, laminate flooring and double glazed french doors leading to the rear garden.

Cloaks/wc

2.22m x 0.86m (7' 3" x 2' 10") The cloaks/wc is complete with a white two piece suite, soft neutral decor and laminate flooring.

Bedroom One

4.28m x 3.82m (14' 1" x 12' 6") Generous master bedroom comprising of soft neutral decor, fitted mirrored door wardrobes, over



stairs storage cupboard, fitted carpet, double glazed window to the front and access to en-suite.

En-suite

2.09m x 1.68m (6' 10" x 5' 6") Contemporary shower room complete with wash hand basin and vanity set, wc, shower cubicle with mains shower, stylish tiling to walls, vinyl flooring and a double glazed opaque window to the front.

Bedroom Two

3.22m x 2.65m (10' 7" x 8' 8") The second bedroom is a spacious double with crisp white decor, fitted wardrobes, contemporary grey laminate flooring and a double glazed window to the rear.



Bedroom Three

2.81m x 2.51m (9' 3" x 8' 3") The rear facing third bedroom is a good sized double offering soft decor, contemporary grey laminate flooring and a double glazed window.

Bathroom

2.48m x 1.44m (8' 2" x 4' 9") Completing the accommodation is the family bathroom comprising a wash hand basin, wc, bath with overhead electric shower, heated towel rail, contemporary tiling around walls, laminate flooring and a double glazed window to the side.

Externally

This property boasts private gardens to the front and rear, the front



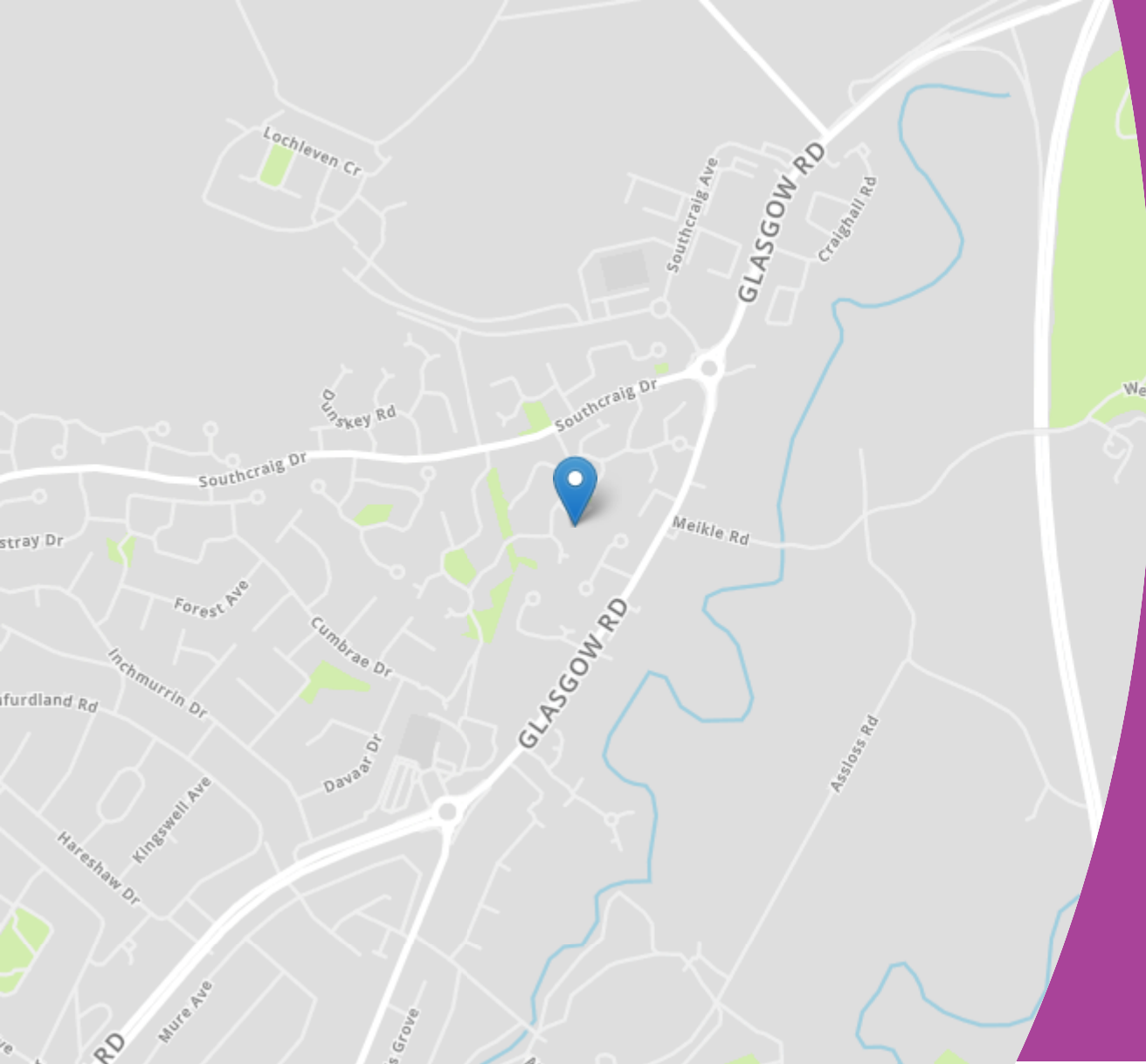
garden offers a well manicured lawn, an area laid to chip and a mono block driveway providing ample off street parking whilst the rear garden has been designed with ease of maintenance in mind with a well manicured lawn and a border laid to chip perfect for al fresco dining and entertaining.

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