



56 Muirfield Drive
Kilmarnock, KA1 2PX
P.O.A.

GREIG
Residential

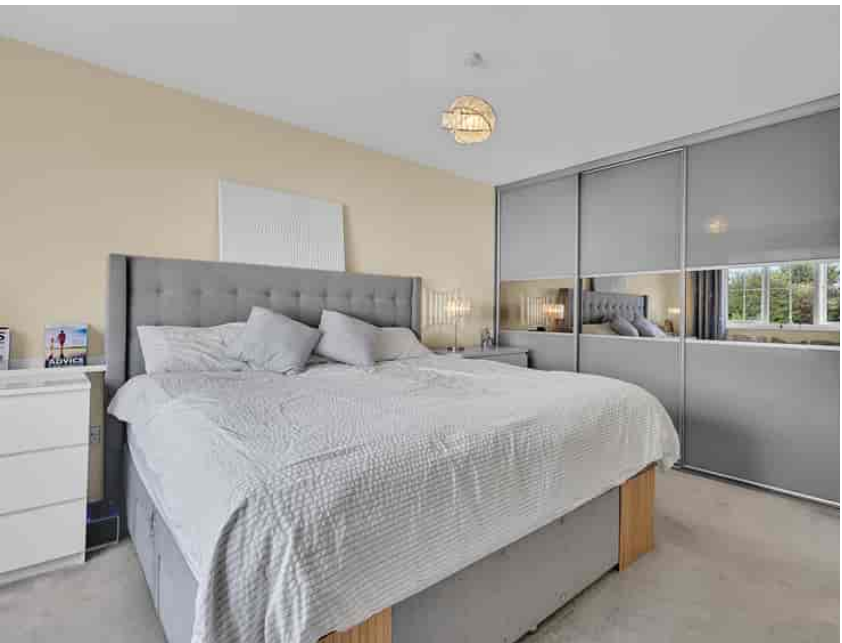


Muirfield Drive

Kilmarnock, KA1 2PX

Perfectly positioned within the prestigious 'Fardalehill' development, this pristine four bedroom detached villa built by the reputable Bellway Homes is the epitome of modern family living. Offering extensive accommodation over two levels and presented in show home condition with modern fixtures and fittings throughout this superb family villa is complemented by generous landscaped gardens, off street parking and an integral garage. Located within walking distance to Annanhill golf course, within a preferred school catchment area and direct transport links, 'The Victoria' is sure to impress even the most discerning of buyers.





Hallway

1.46m x 4.93m (4' 9" x 16' 2") Access is given via an outer composite double glazed door to a welcoming entrance hallway boasting soft contemporary decor, practical under stairs storage cupboard, ceiling spotlights and luxury vinyl tiling flooring. The hallway gives access via stylish anthracite and decoratively glazed double doors to the lounge, anthracite doors giving access to the kitchen and wc and a carpeted staircase leading to the upper level.

Lounge

3.17m x 5.47m (10' 5" x 17' 11") Generously proportioned main apartment offering soft contemporary decor, plentiful space for free standing furniture, ceiling spotlights, stylish herringbone laminate flooring and a large double glazed window to the front.

Kitchen

6.40m x 2.99m (21' 0" x 9' 10") Modern fully fitted dining sized kitchen complete with contemporary wall and base units providing ample storage with complementary work surface, integrated oven, ceramic induction hob, microwave, fridge freezer and dish washer, stainless steel sink and drainer, soft neutral decor, plentiful space for dining table and chairs, luxury vinyl tiling, a double glazed window to the rear and double glazed french doors overlooking and leading to the rear garden.

Utility

1.80m x 1.90m (5' 11" x 6' 3") Practical utility room comprising of additional wall and base units, walk in storage cupboard, stainless steel sink and drainer, plumbing and space for washing machine, vinyl flooring and a door to the rear garden.

WC

1.07m x 2.19m (3' 6" x 7' 2") Practical wc/cloaks conveniently located on the lower level comprising of a wash hand basin, wc, neutral decor, ceiling spotlights, LVT flooring and a double glazed opaque window to the front.

Bedroom One

3.53m x 4.21m (11' 7" x 13' 10") The impressive master bedroom is a generous double offering contemporary neutral decor, fitted wardrobes, fitted carpet, double glazed window to the front and access to en-suite facilities.

En-Suite

2.02m x 1.31m (6' 8" x 4' 4") Stylish en-suite comprising of a wash hand basin, wc, double shower cubicle with mains shower, neutral decor, tiled around shower, tiled flooring and a double glazed opaque window to the front.

Upper Landing

2.01m x 4.85m (6' 7" x 15' 11") The galleried upper landing is complete with soft contemporary decor, practical storage cupboard and gives access to four bedrooms and the family bathroom.

Bedroom Two

3.51m x 3.65m (11' 6" x 12' 0") Rear facing generous double bedroom boasting neutral decor, fitted carpet and a double glazed window.

Bedroom Three

2.41m x 4.28m (7' 11" x 14' 1") A generous double bedroom with neutral decor, fitted carpet and a double glazed window to the front.

Bedroom Four

2.55m x 3.63m (8' 4" x 11' 11") A Spacious double bedroom with soft contemporary decor, fitted carpet and a double glazed window overlooking the rear garden.

Bathroom

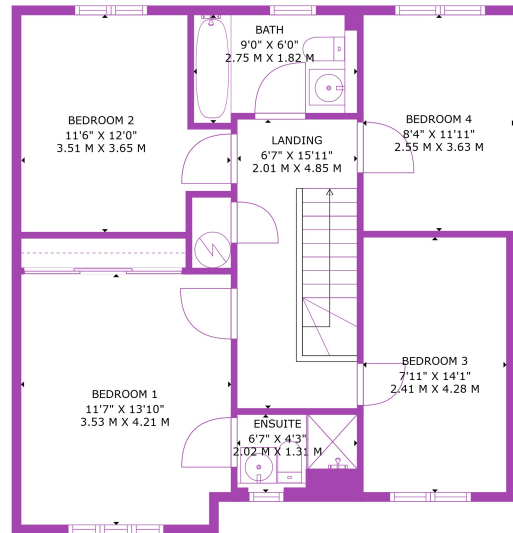
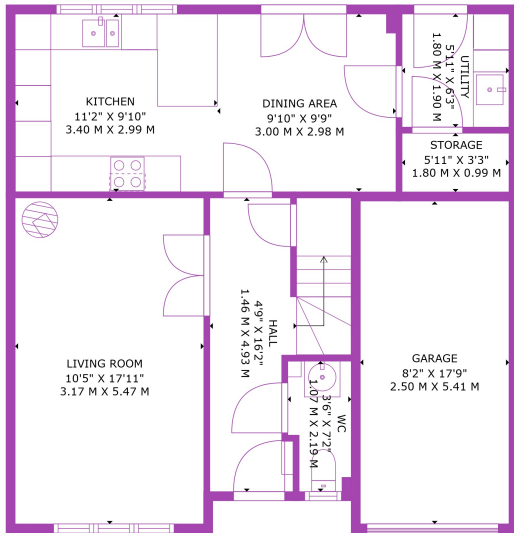
2.75m x 1.82m (9' 0" x 6' 0") Completing the accommodation is the family bathroom comprising of a white three piece suite, crisp white decor with stylish half height tiling around walls, luxury vinyl tiling and a double glazed opaque window to the rear.

Externally

This property is situated on a generous plot boasting private front and rear gardens, the front garden has a well manicured lawn with a mono block driveway allowing for ample off street parking and leading the to the integral garage. The rear garden is complete with a large lawn area, a paved patio and decked patio area perfect for al fresco dining and entertaining.

Disclaimer

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FLOOR 1

FLOOR 2

