



15 Old Rome Drive
Kilmarnock, KA1 2RU
P.O.A.

GREIG
Residential



Old Rome Drive

Kilmarnock, KA1 2RU

Proudly presenting this beautiful four bedroom villa, an excellent example of a modern day family home located within the highly regarded Moorfield estate on the periphery of Kilmarnock boasting preferred school catchment and ease of access to M77 transport links, perfect for the commuter. Boasting modern fixtures throughout with stylish décor, dining sized kitchen, master en suite facilities, garage and well presented private gardens. Further benefitting from approved building warrant to construct a single storey extension to the rear.





Hallway

5.19m x 1.59m (17' 0" x 5' 3") With access via the outer composite door the welcoming entrance hallway offers neutral decor with ceiling coving and Karndean flooring, practical understairs storage cupboard, access to lounge, dining kitchen and cloaks/wc. Carpeted staircase leading to the upper level.

Lounge

6.13m x 3.91m (20' 1" x 12' 10") The formal lounge is a generously proportioned main apartment with ample space for dining furniture also, offering soft neutral decor with ceiling coving and fitted carpet, double glazed window to the front.

Kitchen/Diner

4.47m x 3.09m (14' 8" x 10' 2") Contemporary dining sized fitted kitchen offering a range of stylish gloss wall and base storage units with complimentary work surfaces, integrated appliances including oven, gas hob and hood, fridge/freezer and dishwasher. Crisp white decor, tiled splashback, Karndean flooring and door access to utility room. Double glazed window to the rear and French doors leading out into the rear gardens.



Utility Room

2.22m x 1.63m (7' 3" x 5' 4") Excellent separate utility room providing additional storage units and work surfaces, stainless steel sink and drainer, plumbing/space for washing machine and tumble dryer. Tiled splashback, crisp white decor, Karndean flooring and door out into the gardens.

Cloaks/WC

1.72m x 0.96m (5' 8" x 3' 2") Practical two piece cloaks/wc conveniently located on the ground floor comprising of wash hand basin and wc with modern tiling to walls and floor, double glazed opaque window to the side.

Bedroom One

3.94m x 3.51m (12' 11" x 11' 6") On the upper level the master bedroom is a generous double offering fitted mirrored door wardrobes providing storage space, neutral decor, fitted carpet and double glazed window to the front. Door access to en suite and plentiful space for freestanding furniture.



Master En Suite

2.41m x 1.18m (7' 11" x 3' 10") Three piece master en suite shower room comprising of wash hand basin with vanity storage, wc and double shower cubicle with overhead mains shower. Stylish tiling to walls and floor, double glazed opaque window to the side.

Bedroom Two

3.50m x 2.52m (11' 6" x 8' 3") The second double bedroom is complete with contemporary children's decor, fitted carpet, fitted mirrored door wardrobes and rear facing double glazed window overlooking the gardens.

Bedroom Three

2.93m x 2.63m (9' 7" x 8' 8") Bedroom three is a good sized double room with neutral decor, fitted carpet and double glazed window to the front.

Bedroom Four

2.61m x 2.52m (8' 7" x 8' 3") The fourth bedroom offers neutral decor, fitted carpet, fitted mirrored door wardrobes and double glazed window to the rear.



Bathroom

2.19m x 2.14m (7' 2" x 7' 0") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and bath with mains overbath shower. Contemporary tiling to walls and floor, ceiling spotlights and double glazed opaque window to the side.

External

Positioned upon a sizeable plot, this family villa boasts private garden grounds to the front and rear. The front gardens are low maintenance laid to chips, with monobloc driveway providing ample off street parking leading to the garage with up and over door access. The landscaped rear gardens comprise of a modern decked patio area, generous manicured lawn with chipped border and feature raised decked patio. The rear gardens are enclosed by fencing allowing for a safe and peaceful outdoor family space.

Council Tax

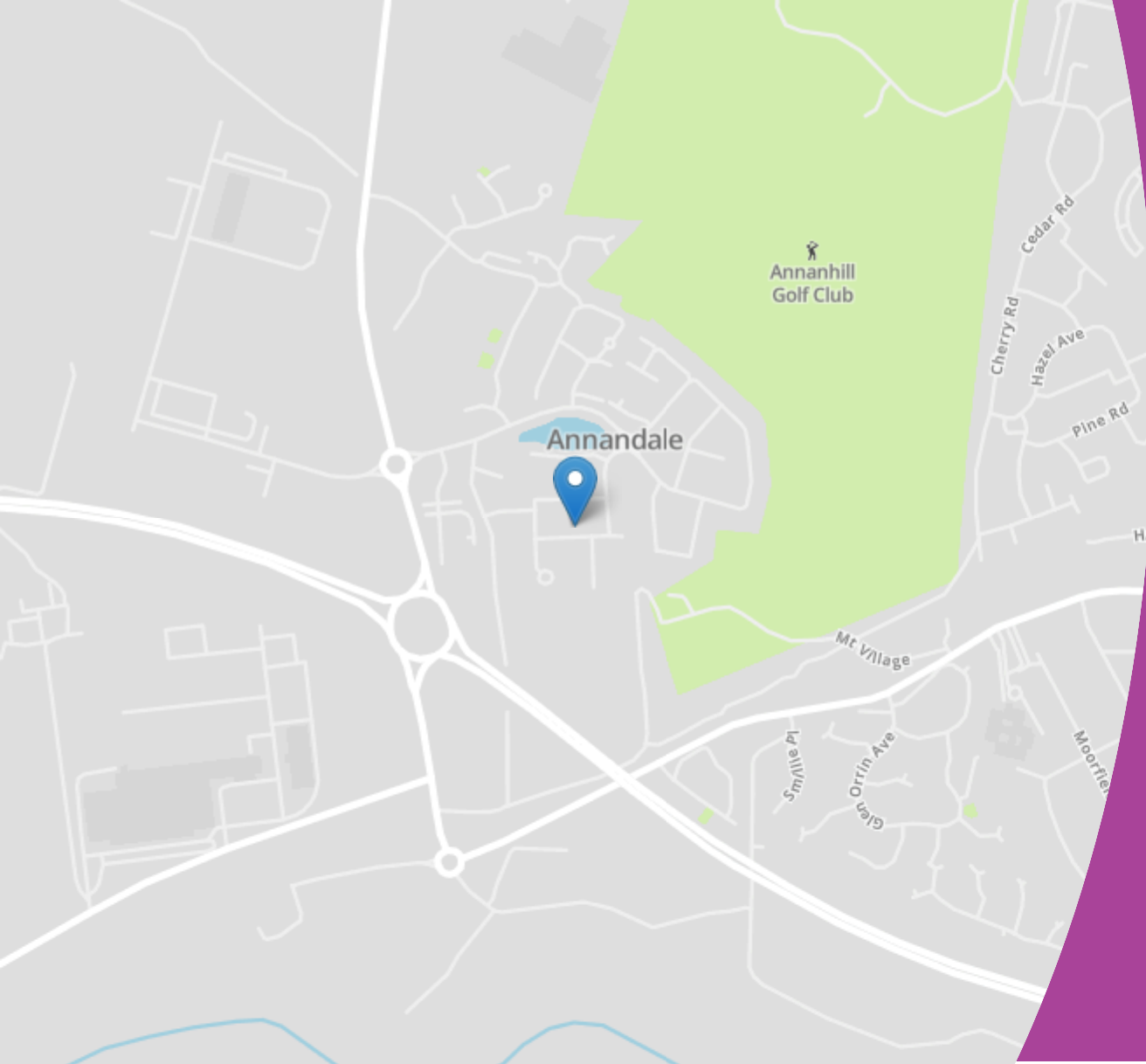
Band F



Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.





GREIG *Residential*

Greig Residential
18 Henrietta Street, East Ayrshire
KA4 8HQ
01563 501350
info@greigresidential.co.uk