



14 Baleshrae Crescent
Kilmarnock, KA3 2GN
P.O.A.

GREIG
Residential



Baleshrae Crescent

Kilmarnock, KA3 2GN

A beautifully presented and spacious four bedroom detached villa located in one of the most sought after developments within Kilmarnock, close to local amenities, schooling and direct access to motorway links making this the ideal property for commuters. This family home boasts four double bedrooms, en-suite, bathroom, wc/cloaks, utility room and impressive open plan layout from lounge into kitchen/dining with direct access from patio doors to newly landscaped rear gardens. This home has been lovingly maintained and upgraded by the current owners and we are confident will impress all who view.





Hallway

1.20m x 1.20m (3' 11" x 3' 11") Accessed by outer composite front door, fresh white decor, door access to lounge, hardwood flooring and carpeted staircase to upper level.

Lounge

4.00m x 4.12m (13' 1" x 13' 6") Generous main apartment with modern partial open plan layout to kitchen/dining. The lounge offers contemporary neutral decoration, hardwood flooring, storage cupboard and a double glazed window to the front.

Kitchen/Dining

6.19m x 2.78m (20' 4" x 9' 1") Stunning open plan layout with a large selection of white shaker wall and base units with contrasting solid oak work surfaces, integrated oven, induction hob, extractor hood, stainless steel sink and drainer, integrated dishwasher and plumbing space for American fridge/freezer. Vinyl flooring to the kitchen, hardwood flooring to dining area, double patio doors to rear gardens, double glazed window to rear garden and door to utility room.



Utility Room

1.50m x 1.47m (4' 11" x 4' 10") Convenient utility area with plumbing space for washing machine and tumble dryer. Vinyl flooring, door to wc/cloaks and rear gardens.

WC/Cloaks

1.70m x 1.25m (5' 7" x 4' 1") Two piece suite with wc, wash hand basin with vanity unit, modern grey wet wall, vinyl flooring and a double glazed opaque window to the side.

Bedroom One

4.00m x 3.49m (13' 1" x 11' 5") Generous sized master bedroom with fitted carpet, soft neutral wall decor, storage cupboard, door to ensuite and double glazed window to the front.

En-Suite

1.80m x 1.60m (5' 11" x 5' 3") Three piece suite with wc, wash hand basin with vanity unit, corner shower cubicle with wet wall, textured pebble vinyl flooring and a double glazed opaque window to the front.

Bedroom Two

4.27m x 2.70m (14' 0" x 8' 10") Spacious double bedroom with fitted carpet, soft neutral decor and a double glazed window to the front and side.



Family Bathroom

2.10m x 1.90m (6' 11" x 6' 3") Three piece suite with wc, wash hand basin with vanity unit, jacuzzi bath with electric shower over, stylish neutral wet wall finish, textured pebble vinyl flooring and a double glazed opaque window to the rear.

Bedroom Three

3.45m x 3.00m (11' 4" x 9' 10") Sizable double bedroom with contemporary children's decor, fitted carpet and and a double glazed window to the rear.

Bedroom Four

2.82m x 2.65m (9' 3" x 8' 8") Single bedroom currently used as a home office would be the ideal study/nursery/dressing room. Fitted carpet, neutral decor and a double glazed window to the rear

External

The property is further complemented by an integral garage, driveway to the front offering space for two cars and front and rear gardens. The rear garden has recently been landscaped to a high standard with ease of maintenance in mind, offering impressive grey porcelain slabs and artificial lawn. The rear garden also benefits from a pergola which makes the ideal hosting space for family gatherings.

Council Tax Band

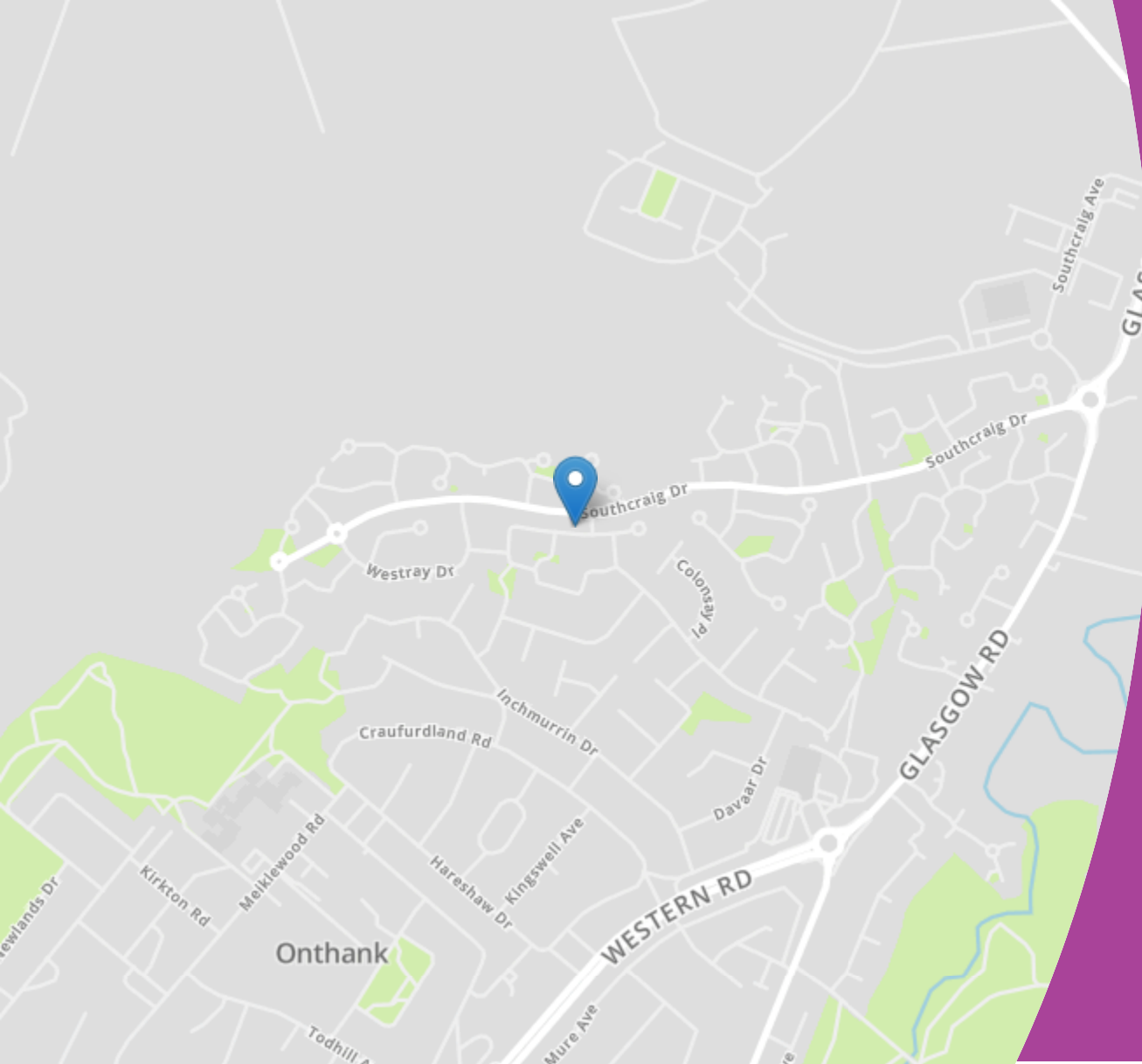
Band F

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