



16 Souter Drive  
Kilmarnock, KA3 7JD  
P.O.A.

**GREIG**  
*Residential*





# Souter Drive

Kilmarnock, KA3 7JD

Ideally positioned within the highly regarded Wellpark area of Kilmarnock, this impressive four bedroom semi detached villa ticks all the boxes for the ideal family home. Having been thoughtfully extended by the current owner, this superb villa offers an abundance of family living space with an additional rear sitting room complete with bi-folding doors providing a seamless transition to the landscaped garden, a perfect space for entertaining. Intricately finished with contemporary stylish decor and modern fixtures and fittings throughout, in true walk in condition and complimented by ample off street parking and private gardens. Situated on the periphery of Kilmarnock town centre providing ease of access to all local amenities, preferred schooling and with direct transport links, this is sure to impress even the most discerning of buyers.





#### Porch

3.33m x 2.47m (10' 11" x 8' 1") Access is given via an outer UPVC door to a welcoming entrance porch boasting contemporary decor, solid oak flooring, a glazed window to the lounge and a double glazed window to the front and side. Door access is given to the lounge and bedroom.

#### Lounge/Dining Room

Lounge 4.86m x 4.49m (15' 11" x 14' 9") Dining Area 2.73m x 2.21m (8' 11" x 7' 3") Generously proportioned main apartment offering a modern open plan layout, soft neutral decor, feature log burner, plentiful space for free standing furniture, practical under stairs storage cupboard, solid oak flooring, double doors lead to the sitting room, door access to the kitchen and a carpeted staircase leads to the upper level.

#### Sitting Room

5.79m x 5.83m (19' 0" x 19' 2") Housed within the stunning rear facing, the sitting room is an impressive second apartment offering contemporary stylish decor, feature log burner, a striking fully glazed vaulted ceiling complete with spotlights, laminate flooring and bi-folding doors providing a seamless transition to the rear garden, a perfect space for entertaining.

#### Kitchen

2.88m x 2.73m (9' 5" x 8' 11") Modern fully fitted kitchen complete with stylish white gloss wall and base units providing ample storage with contrasting work surface and splash back, integrated oven, gas hob and hood, integrated dish washer, sink and drainer, plumbing and space for fridge freezer and washing machine, wet wall ceiling, tiled flooring and a double glazed window to the side.

#### Bedroom One

2.28m x 3.42m (7' 6" x 11' 3") Conveniently located on the lower level, a generous double bedroom complete with contemporary grey decor, laminate flooring, double glazed window to the front and access to en-suite facilities.

#### En-Suite

2.28m x 1.18m (7' 6" x 3' 10") Stylish en-suite comprising of a wash hand basin and vanity unit, wc, double shower cubicle with mains shower, grey tiling to walls, LED mirror, wet wall ceiling, anthracite heated towel rail and vinyl tiling to floors.

#### Bedroom Two

3.33m x 4.04m (10' 11" x 13' 3") A generous double bedroom offering neutral decor, fitted carpet and a double glazed window to the front.

#### Bedroom Three

2.74m x 3.14m (9' 0" x 10' 4") A spacious double bedroom with contemporary grey decor, fitted wardrobes providing ample storage, fitted carpet and a double glazed window to the front.

#### Bedroom Four

2.74m x 2.95m (9' 0" x 9' 8") Bedroom four is a good sized double offering neutral decor, fitted carpet and a double glazed window to the rear.

#### Bathroom

2.87m x 2.03m (9' 5" x 6' 8") Completing the accommodation is the family bathroom comprising of a wash hand basin and wc combination unit, bath with jacuzzi jets, corner shower cubicle, ceiling spotlights, chrome heated towel rail, tiling to walls and flooring.

#### Externally

This property boast spacious front and rear gardens, the front garden has been fully laid to tarmac providing ample off street parking with an area laid to chips and a gate offering access to the rear. The rear garden is complete with two spacious areas laid to astro turf bordered by modern chips and a decked patio perfect for al fresco dining and entertaining.

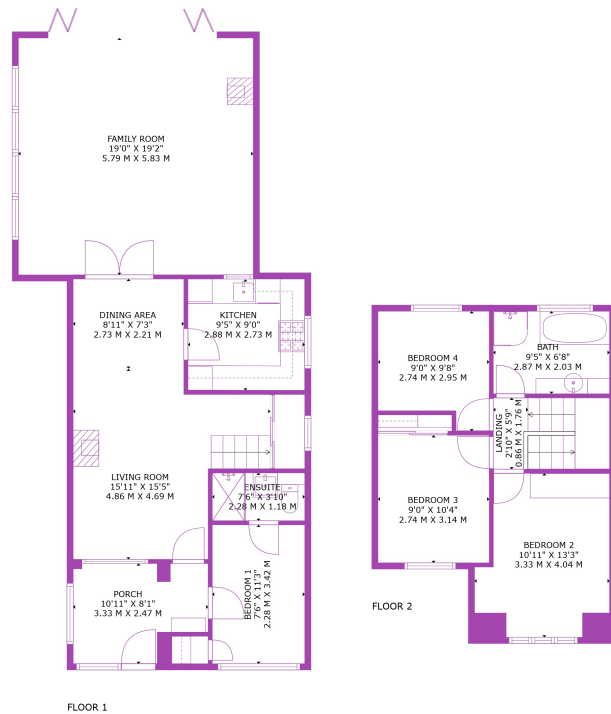
#### Council Tax Band

Band D

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**TOTAL: 1303 sq. ft, 121 m<sup>2</sup>**  
FLOOR 1: 872 sq. ft, 81 m<sup>2</sup>, FLOOR 2: 431 sq. ft, 40 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 80 sq. ft, 7 m<sup>2</sup>, LOW CEILING: 17 sq. ft, 2 m<sup>2</sup>  
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