



26 Balvenie Drive  
Kilmarnock, KA3 1TG  
P.O.A.

**GREIG**  
*Residential*



# Balvenie Drive

Kilmarnock, KA3 1TG

Greig Residential are delighted to present to the market this contemporary, extended four bedroom semi detached villa located in a highly desirable, modern residential area of Kilmarnock. Having been maintained and upgraded internally and externally to a high standard, including impressive landscaped rear gardens and flexible living space over two levels, this would be the ideal family home.





#### Hallway

3.05m x 2.39m (10' 0" x 7' 10") With access via the outer wooden door, the welcoming entrance hallway offers two practical storage cupboards, neutral decor and laminate flooring. Carpeted staircase to the upper level, door access to lounge and cloaks/wc.

#### Lounge

4.50m x 3.36m (14' 9" x 11' 0") The formal lounge is a generously proportioned main apartment comprising of contemporary decor, ceiling coving and fitted carpet. Double glazed window to the rear and door access to kitchen.

#### Bedroom Four

5.32m x 2.60m (17' 5" x 8' 6") The fourth bedroom is a flexible apartment located on the ground floor, currently utilised as a children's play room offering neutral decor, fitted carpet, practical storage cupboard and front facing double glazed window.

#### Kitchen

4.12m x 2.64m (13' 6" x 8' 8") The modern fitted kitchen offers a range of wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, integrated oven and gas hob. Plumbing/space for appliances including washing machine, dishwasher and fridge/freezer, door access to sitting room, double glazed window to the side and double glazed French doors leading out into the rear gardens.

#### Cloaks/WC

2.06m x 0.88m (6' 9" x 2' 11") Practical two piece cloaks/wc comprising of wash hand basin and wc with neutral decor, laminate flooring and front facing double glazed opaque window.

#### Bedroom One

3.40m x 3.00m (11' 2" x 9' 10") On the upper level the master bedroom is a generous double offering contemporary decor, fitted carpet and double mirrored door fitted wardrobes providing storage space. Door access to en suite and double glazed window to the rear overlooking the gardens.

#### Master En Suite

1.99m x 1.57m (6' 6" x 5' 2") Three piece master en suite comprising of wash hand basin and wc combination unit and double shower cubicle with overhead mains shower. Stylish wet

#### Bedroom Two

4.20m x 2.64m (13' 9" x 8' 8") The second bedroom is a double room again offering modern decor, fitted carpet and double glazed window to the front.

#### Bedroom Three

3.42m x 2.34m (11' 3" x 7' 8") Bedroom three is rear facing with a double glazed window overlooking the gardens, with modern decor, fitted carpet and fitted mirrored door wardrobes providing storage space.

#### Bathroom

2.99m x 2.22m (9' 10" x 7' 3") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and bath with mains overhead shower. Neutral decor, laminate flooring and double glazed opaque window to the front.

#### External

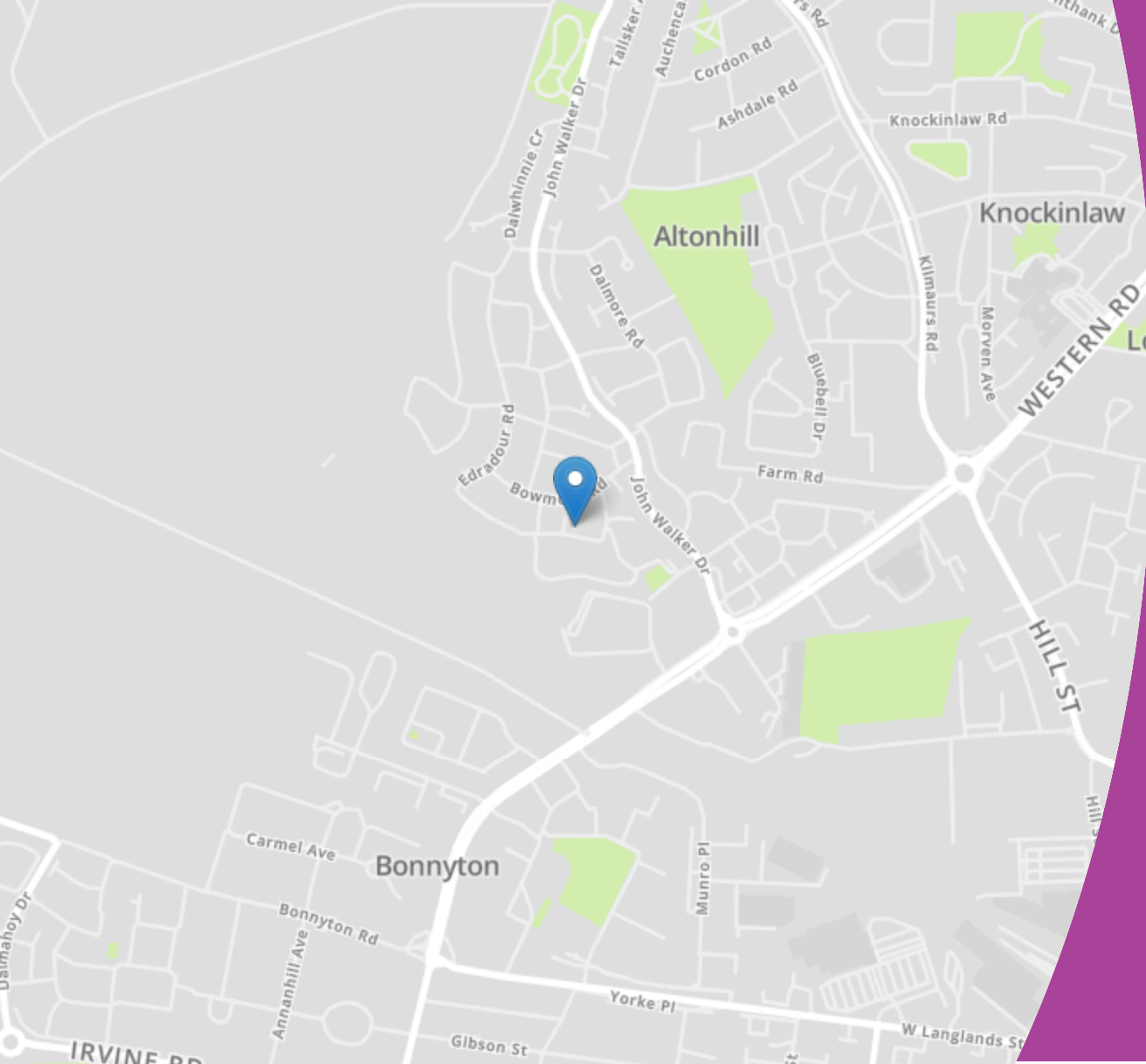
This family home is positioned on a sizeable plot with private low maintenance garden grounds to the front and rear. The front is laid to chips with paved pathway providing ample off street parking. The rear gardens have been intricately landscaped with ease of maintenance in mind, comprising of generous paved area leading to sizeable artificial lawn bordered by decorative chips and a raised paved patio at the rear ideal for al fresco dining. The rear gardens are enclosed by fencing allowing for a safe and peaceful outdoor family space.

#### Council Tax

Band D

#### Disclaimer

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