



17 Muirfield Drive
Kilmarnock, KA1 2PX
Offers Over £199,995

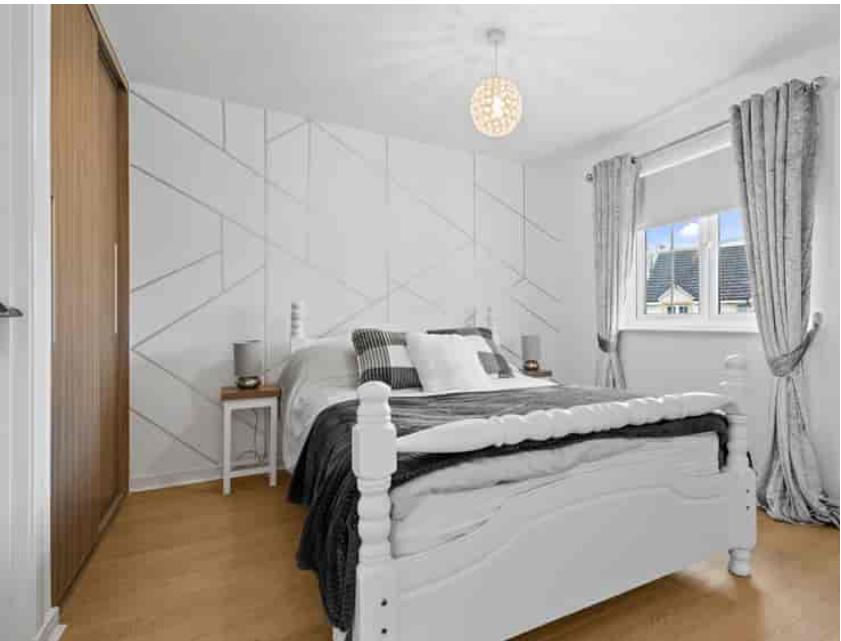
GREIG
Residential

Muirfield Drive

Kilmarnock, KA1 2PX

Proudly presented to the market is this immaculate three bedroom semi detached villa, ideally positioned within the prestigious Fardalehill development on the periphery of Kilmarnock town centre, built by the highly regarded Bellway Homes. This superb property epitomises modern family living, offering generous and well proportioned accommodation over two levels, finished with contemporary decor throughout. Further highlights include low maintenance landscaped gardens and convenient off street parking. Perfectly located within walking distance of Annanhill Golf Course, set within a sought after school catchment area, and benefiting from excellent transport links, this beautifully presented home is certain to impress all who view.





Hallway

1.24m x 2.03m (4' 1" x 6' 8") The welcoming entrance hallway is complete with modern decor and laminate flooring. The hallway gives access to the lounge and wc.

Lounge

4.35m x 4.73m (14' 3" x 15' 6") The formal lounge is a generously proportioned main living apartment offering soft tasteful decor with laminate flooring, practical storage cupboard, double glazed window to the front and plentiful space for freestanding furniture. Door access is given to the kitchen and a carpeted staircase leads to the upper level.

Kitchen/Diner

5.29m x 2.67m (17' 4" x 8' 9") Contemporary dining sized fully fitted kitchen providing a range of modern wall and base storage units with complementary work surfaces, stainless steel sink and drainer, integrated appliances including double oven, gas hob, fridge/freezer and dishwasher. Plumbing/space for washing machine, neutral decor, laminate flooring, ample space for dining table and chairs, double glazed window to the rear and French doors leading out into the rear gardens.

Cloaks/WC

1.11m x 2.17m (3' 8" x 7' 1") Practical two piece cloaks/wc comprising of a wash hand basin and wc, with contemporary decor, laminate flooring and double glazed opaque window to the front.

Bedroom One

3.13m x 3.10m (10' 3" x 10' 2") On the upper level the master bedroom is a generous double offering soft modern decor, laminate flooring, double door fitted wardrobes providing storage space and front facing double glazed window.

Master En Suite

3.13m x 1.54m (10' 3" x 5' 1") Three piece master en suite shower room comprising of a wash hand basin, wc and shower cubicle with mains overhead shower. Modern half height tiling to walls, vinyl flooring and double glazed opaque window to the side.



Bedroom Two

3.13m x 2.66m (10' 3" x 8' 9") The second double bedroom is rear facing with a double glazed window overlooking the gardens, contemporary decor and laminate flooring.

Bedroom Three

2.35m x 3.34m (7' 9" x 10' 11") Bedroom three offers modern decor with laminate flooring and a double glazed window to the front.

Bathroom

2.06m x 1.66m (6' 9" x 5' 5") Completing the accommodation is the three piece family bathroom comprising of a wash hand basin, wc and bath. Stylish half height tiling to walls, vinyl flooring, neutral decor and double glazed opaque window to the rear.

Externally

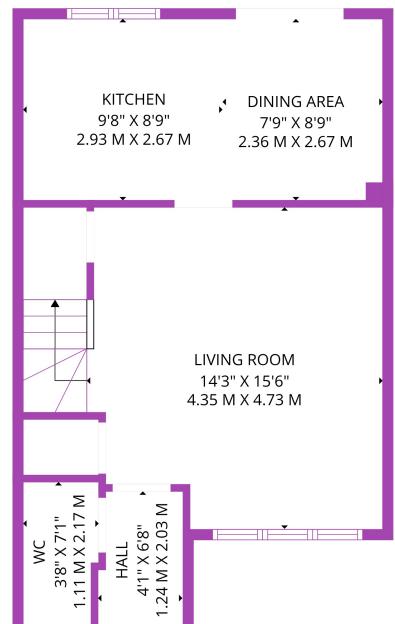
The property sits on a generous plot with extensive, private landscaped gardens to both the front and rear. The front garden has been thoughtfully designed for low maintenance living, featuring contemporary decorative chippings and a large monoblock driveway to the side, providing ample off street parking. To the rear, the fully enclosed garden offers an area laid with astroturf, framed by modern paving and mature shrubs, along with a spacious paved patio—ideal for outdoor dining and entertaining.

Council Tax Band

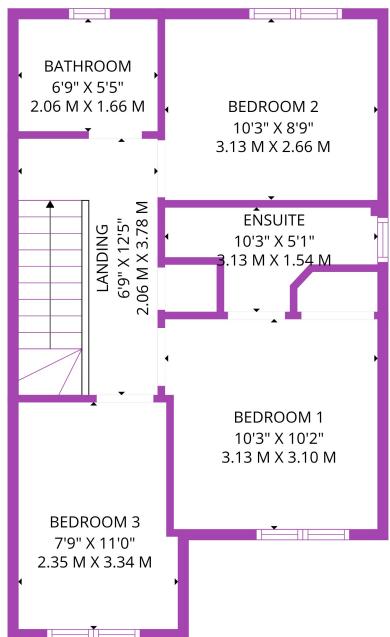
Band E

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GROUND FLOOR



1ST FLOOR

TOTAL: 930 sq. ft, 86 m²
 Ground floor: 465 sq. ft, 43 m², 1st floor: 465 sq. ft, 43 m²
 EXCLUDED AREAS: WALLS: 74 sq. ft, 7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

info@greigresidential.co.uk