



60 Inchmurrin Drive
Kilmarnock, KA3 2HZ
P.O.A.

GREIG
Residential



Inchmurrin Drive

Kilmarnock, KA3 2HZ

Perfectly positioned within the highly regarded Wardneuk area of Kilmarnock, this modern four bedroom semi detached villa is sure to impress. This superb villa boasts a wealth of spacious accommodation that has been thoughtfully extended offering great versatility for single storey or family living. Having been lovingly maintained with neutral decor throughout and complimented by private low maintenance landscaped gardens and ample off street parking. Situated on the Northern periphery of Kilmarnock with ease of access to all local amenities, schooling and with direct transport links via the M77 to Ayr and Glasgow, this ticks all the boxes for the ideal family home or downsize.





Porch

2.10m x 1.98m (6' 11" x 6' 6") Access is given via an outer UPVC double glazed door to a welcoming entrance porch offering neutral decor, laminate flooring and an inner glazed door leading to the lounge.

Lounge

5.07m x 4.14m (16' 8" x 13' 7") Generously proportioned main apartment boasting neutral decor, feature fireplace set within a decorative surround, ceiling coving, fitted carpet, a double glazed window to the front, an archway leading to the dining room and carpeted staircase leading to the upper level.

Dining Room

3.37m x 2.66m (11' 1" x 8' 9") Superb additional family room that could be flexibly utilised offering neutral decor, ceiling coving, fitted carpet and double glazed sliding patio doors leading to the rear garden.

Kitchen

3.46m x 2.32m (11' 4" x 7' 7") Fully fitted modern kitchen complete with stylish cream shaker style wall and base units providing ample storage and complimented with oak effect work surface, integrated oven, ceramic hob and hood, stainless steel sink and drainer, neutral decor, laminate flooring and double glazed window to the side and access to utility room.

Utility Room

2.59m x 2.31m (8' 6" x 7' 7") Practical utility room comprising of additional work surface space, plumbing and space for fridge freezer, washing machine and tumble drier, neutral decor, laminate flooring, a double glazed window to the rear and door to the rear gardens.

Bedroom One

4.52m x 3.13m (14' 10" x 10' 3") Conveniently located on the lower the level within the rear extension the impressive master bedroom was purposely built to offer an all on the level bedroom with facilities. This superb room offers neutral decor, fitted mirrored door wardrobes, fitted carpet, door to the rear gardens and access to en-suite.

En-suite - Wet Room

2.24m x 2.24m (7' 4" x 7' 4") Stylish wet room comprising of a wash hand basin, wc, rainfall mains shower, modern wet wall finish, wet room flooring and a double glazed opaque window to the side.

Bedroom Two

4.15m x 3.05m (13' 7" x 10' 0") Spacious double bedroom with neutral decor, fitted carpet and a double glazed window to the front.



Bedroom Three

3.62m x 3.08m (11' 11" x 10' 1") Bedroom Three is a spacious double with neutral decor, practical storage cupboard, fitted carpet and a double glazed window to the rear.

Bedroom Four

3.14m x 2.32m (10' 4" x 7' 7") A good sized bedroom boasting neutral decor, fitted carpet and a double glazed window to the front.

Bathroom

1.92m x 1.79m (6' 4" x 5' 10") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead electric shower, a selection of neutral wet wall and tiled finishes to walls and flooring and a double glazed opaque window to the rear.

Externally

Set on a spacious plot offering private front and rear gardens, the front garden has been laid to chip allowing for ease of maintenance with a large mono blocked driveway to the side providing ample off street parking. The rear garden offers an area laid to astro turf bordered by decorative chips and mature bedding area and a paved patio perfect for al fresco dining and entertaining.

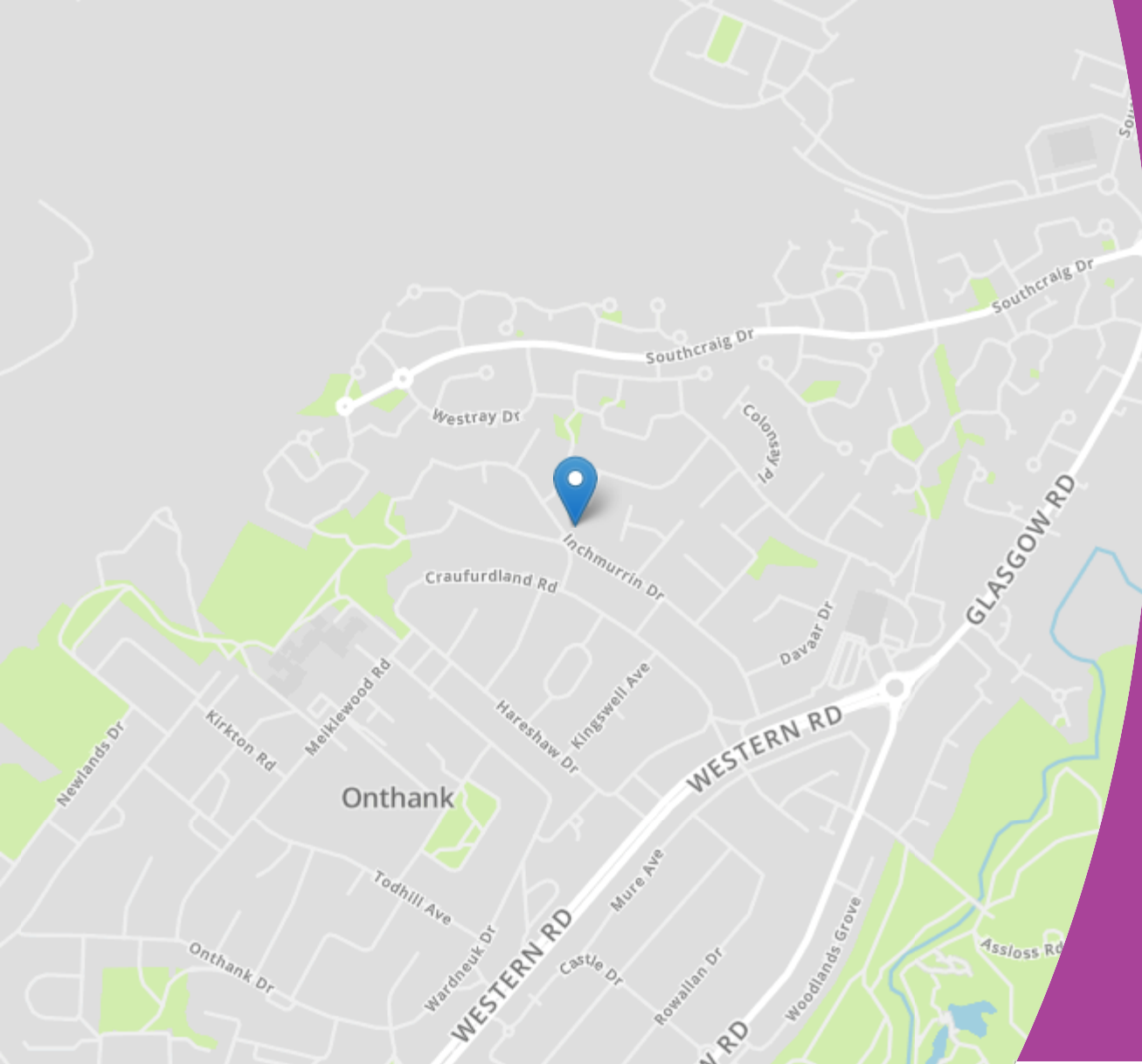
Council Tax Band

Band D

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