



27 Porting Cross Place
Kilmarnock, KA3 6FD
P.O.A.

GREIG
Residential



Porting Cross Place

Kilmarnock, KA3 6FD

Greig Residential are delighted to present to the market this impressive four bedroom detached villa boasting a preferred head of cul de sac position within the ever popular Southcraigs estate, Kilmarnock close to local amenities, schooling and with direct transport links via the M77 to Ayr and Glasgow. Offering spacious accommodation over two levels with contemporary décor and stylish fittings and fixtures throughout, this property is also complemented by low maintenance private gardens, off street parking and an integral garage.

Having been lovingly presented by the current owner this is the ideal family home and is sure to impress.





Hallway

2.06m x 1.57m (6' 9" x 5' 2") Access is given via an outer UPVC door to a welcoming entrance hallway offering contemporary neutral décor and laminate flooring. The Hallway gives access to the lounge and a carpeted staircase leads to the upper level.

Lounge

3.70m x 6.15m (12' 2" x 20' 2") Generously proportioned main apartment boasting soft neutral décor, ceiling coving, oak effect laminate flooring, a large double glazed bay window to the front providing a preferred head of cul de sac outlook and decorative double doors lead to the dining kitchen.

Kitchen

5.45m x 3.69m (17' 11" x 12' 1") Fully fitted dining sized kitchen complete with stylish wall and base storage units providing ample storage with complementary work surface, integrated oven, gas hob, integrated wine cooler, stainless steel sink and drainer, contemporary décor, breakfast bar seating area, plentiful space for dining table and chairs, practical under stairs storage cupboard, laminate flooring and a fitted carpet at dining area, two double glazed windows to the rear and a double glazed window to the side and access to utility area. The utility offers additional wall and base storage units and plumbing and space for fridge freezer and washing machine and door access leading to the garage.

Cloaks/WC

1.76m x 0.84m (5' 9" x 2' 9") Conveniently located on the lower level comprising of a wash hand basin, wc, neutral décor, vinyl flooring and a double glazed opaque window to the side.

Conservatory

3.79m x 2.91m (12' 5" x 9' 7") Superb conservatory fully double glazed to all aspects offering stunning garden views, neutral décor, plentiful space for additional seating area and a fitted carpet.

Bedroom One

4.16m x 3.94m (13' 8" x 12' 11") The impressive master bedroom is a generous double comprising of soft contemporary décor with decorative wall panelling, a selection of fitted mirrored door wardrobes, ceiling coving, fitted carpet, three double glazed windows to the front and access to en-suite facilities.

En-suite

2.17m x 1.70m (7' 1" x 5' 7") Stylish en-suite offering a wash hand basin and vanity combination unit, wc, double walk in shower with mains shower, modern tiling to walls and flooring, towel rail and a double glazed opaque window to the side.



Bedroom Two

2.56m x 3.89m (8' 5" x 12' 9") A generous double bedroom with neutral contemporary décor, fitted wardrobes, shelved alcove, fitted carpet and a double glazed window to the front.

Bedroom Three

2.75m x 2.86m (9' 0" x 9' 5") Spacious double bedroom offering soft contemporary décor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

Bedroom Four

3.01m x 2.33m (9' 11" x 7' 8") A good sized single bedroom with neutral décor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

Bathroom

2.09m x 1.78m (6' 10" x 5' 10") Completing the accommodation is the family bathroom comprising of a wash hand basin and vanity, wc, bath with overhead mains shower, stylish towel rail, ceiling spotlights, sandstone effect tiling to walls and flooring and a double glazed opaque window to the rear.

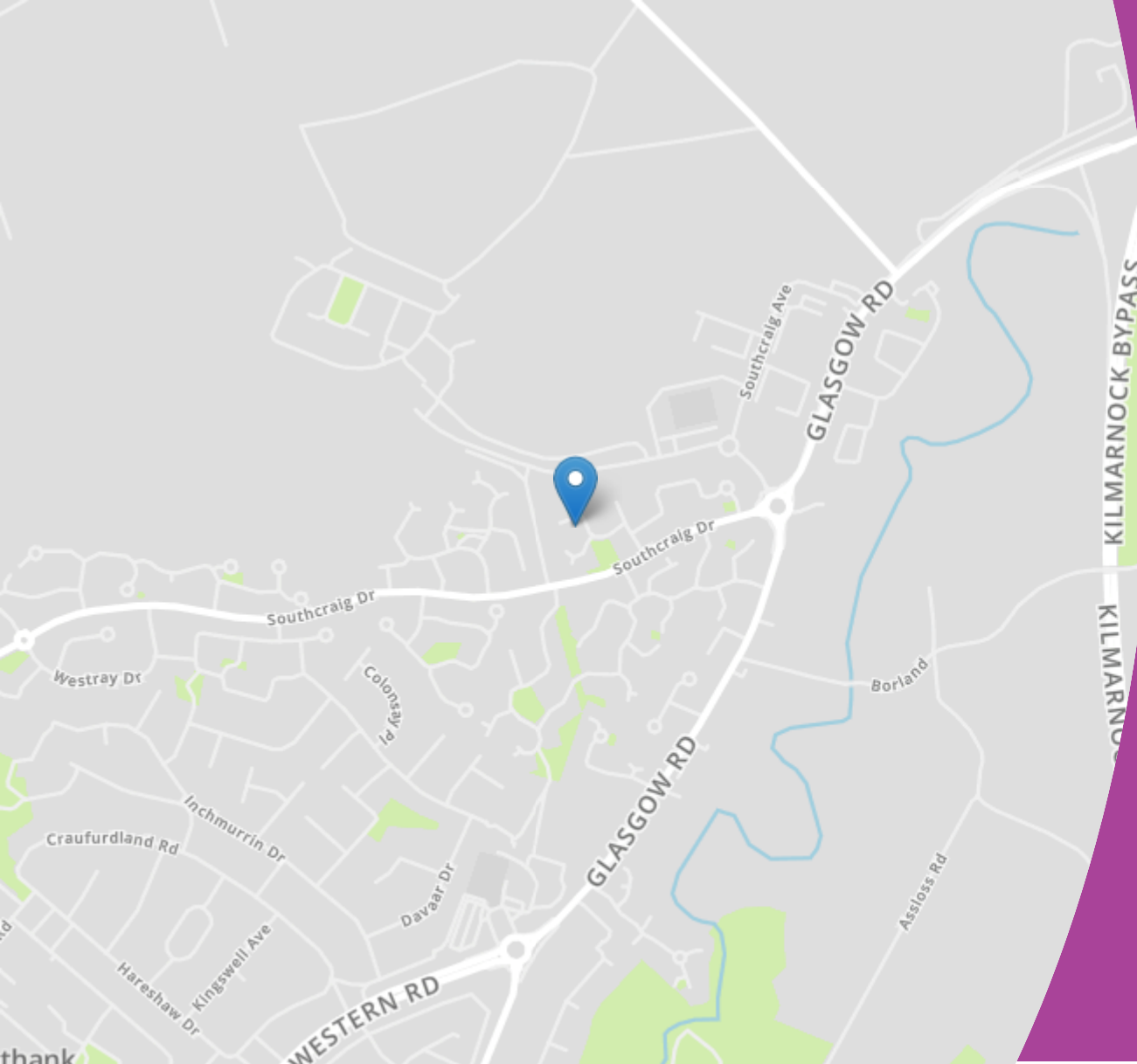
Externally

This property boasts superb private gardens to the front and rear, the front garden has an area laid to chip with a tarmac driveway offering ample off street parking and leading to the garage whilst the rear garden has been designed with ease of maintenance in mind with an area laid to chip, a bedding area with mature shrubbery and a paved patio perfect for al fresco dining and entertaining.

Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.

GREIG *Residential*



Greig Residential

18 Henrietta Street, East Ayrshire

KA4 8HQ

01563 501350

info@greigresidential.co.uk