



22 Linfern Avenue East  
Kilmarnock, KA1 3LL  
P.O.A.

**GREIG**  
*Residential*



# Linfen Avenue East

Kilmarnock, KA1 3LL

Ideally located within a sought after residential area of Kilmarnock, just off the prestigious London Road, this outstanding four-bedroom, extended semi detached villa offers the very best of modern family living. The property features a generous and versatile layout across two levels, finished with contemporary décor and high quality fixtures and fittings throughout. Further benefits include beautifully maintained private gardens, ample off street parking, and a detached garage. Conveniently positioned close to town centre amenities, highly regarded schooling, and excellent transport links, this rarely available home truly ticks every box and is sure to impress even the most discerning purchaser.





#### Hallway

4.38m x 1.26m (14' 4" x 4' 2") Access is given to a welcoming entrance hallway boasting modern decor and laminate flooring. The hallway gives access to two the main living space, two double bedrooms and family bathroom.

#### Lounge

5.18m x 4.84m (17' 0" x 15' 11") Generously proportioned main apartment set within the rear extension offering modern decor, plentiful space for free standing furniture, laminate flooring, a double glazed window overlooking the gardens and double glazed doors to the rear. Open layout to dining area and arch access into utility.

#### Dining Area

3.71m x 3.68m (12' 2" x 12' 1") Spacious apartment boasting modern decor, plentiful space for dining table and chairs, laminate flooring and a carpeted staircase leading to the upper level. Open formation to the lounge.

#### Kitchen

3.38m x 2.77m (11' 1" x 9' 1") Generous, fully fitted kitchen complete with ample white gloss wall and base storage units, complimentary work surface, integrated oven, electric hob and fridge, composite sink, modern decor, breakfast bar seating area, tiled flooring and a double glazed window to the side. Door access to utility.

#### Utility

3.47m x 1.96m (11' 5" x 6' 5") Practical, separate utility room providing additional storage units and work surfaces, tasteful decor, double glazed window to the rear and door leading out into the rear gardens. Door to kitchen and open arch to lounge.

#### Bedroom One

4.86m x 3.68m (15' 11" x 12' 1") The master bedroom is a generous double, conveniently positioned on the ground floor, offering modern decor, triple fitted wardrobes providing ample storage, ceiling cornicing, fitted carpet and a double glazed bay window to the front.

#### Bedroom Two

3.71m x 3.43m (12' 2" x 11' 3") Spacious double bedroom with modern decor, ceiling cornicing, fitted carpet and a double glazed window to the front.



#### Bathroom

2.76m x 1.55m (9' 1" x 5' 1") On the ground floor is the family bathroom comprising of a wash hand basin with vanity storage, bath with overhead electric shower, heated towel rail, ceiling spotlights, stylish fully tiled finish and tiled flooring.

#### Bedroom Three

3.78m x 3.59m (12' 5" x 11' 9") Located on the upper level, bedroom three is a good sized double boasting neutral decor, laminate flooring, double glazed window to the rear and access to eaves storage.

#### Bedroom Four

3.79m x 2.79m (12' 5" x 9' 2") A spacious bedroom with neutral decor, laminate flooring and a double glazed window to the rear. This room could be flexibly utilised as a home office.

#### Externally

Positioned on a generous plot, this family villa provides private garden grounds to the front and rear which have been lovingly maintained by the current owners. The front gardens are laid to chips and modern paving, with a generous driveway to the side offering ample off street parking, leading to the detached garage with up and over door access. The attractive rear gardens are landscaped to offer a selection of decked patios and chipped areas, with shrubbery. Enclosed by fencing allowing for a safe and peaceful outdoor space.

#### Council Tax Band

Band D

#### 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.



**TOTAL: 1226 sq. ft, 114 m<sup>2</sup>**

Ground floor: 972 sq. ft, 90 m<sup>2</sup>, 1st floor: 254 sq. ft, 24 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 73 sq. ft, 7 m<sup>2</sup>, GARAGE: 233 sq. ft, 22 m<sup>2</sup>, LOW CEILING: 54 sq. ft, 5 m<sup>2</sup>,  
 WALLS: 130 sq. ft, 12 m<sup>2</sup>

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](mailto:info@greigresidential.co.uk)