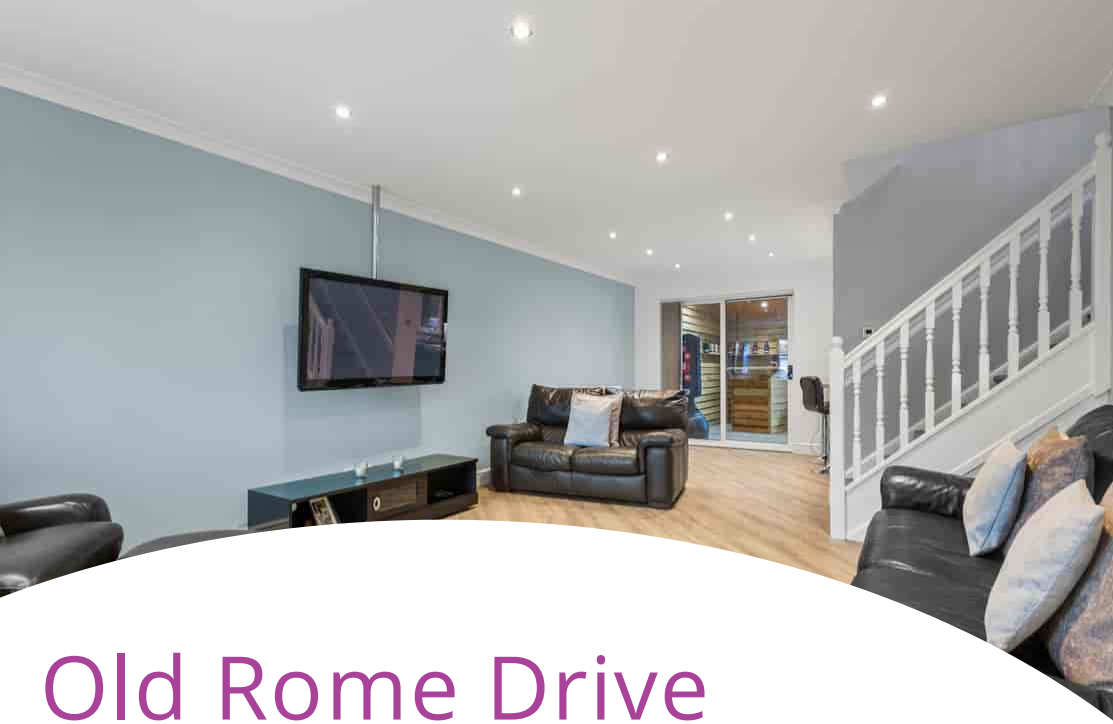




36 Old Rome Drive
Kilmarnock, KA1 2RU
P.O.A.

GREIG
Residential



Old Rome Drive

Kilmarnock, KA1 2RU

Proudly presenting this impressive three bedroom villa, an excellent example of a modern day family home located within the highly regarded Moorfield estate on the periphery of Kilmarnock boasting preferred school catchment and ease of access to M77 transport links, perfect for the commuter. Boasting modern fixtures throughout with neutral decor, open plan living/dining room and kitchen, master en suite facilities, flexible family room and well presented private gardens. This family home is sure to impress all who view.





Porch

1.02m x 1.79m (3' 4" x 5' 10") Accessed via outer wooden double glazed door, crisp white decor, anthracite tiled floor, fitted ribbed door mat, door access to WC and livingroom.

Livingroom

4.23m x 7.68m (13' 11" x 25' 2") A generous, open plan main apartment offering ample living space, space for a dining area flowing through to the kitchen. Featuring contemporary decor, ceiling coving, ceiling spotlights, oak effect LVT flooring, stair case with fitted carpet leading to upper level, double glazed window to the front and double glazed patio doors leading to the rear garden.

Kitchen

3.94m x 3.45m (12' 11" x 11' 4") Fitted kitchen offering an array of black gloss wall and base units, contrasting work surface and back splash, composite anthracite sink and drainer, integrated gas hob and extractor hood, integrated oven and dishwasher, breakfast bar, neutral decor, ceiling spotlights, oak effect LVT flooring, door access to the utility room, double glazed window to the rear and opaque double glazed wooden door to the side.

Utility

2.53m x 1.50m (8' 4" x 4' 11") Utility room featuring black gloss wall and base units, contrasting work surface, plumbing space for a washing machine, neutral decor, vinyl flooring and door access to family room.

Family room

2.53m x 4.34m (8' 4" x 14' 3") Flexible living space featuring crisp white decor, laminate flooring and double glazed window to the front.

WC

0.79m x 1.79m (2' 7" x 5' 10") Two piece white suite comprising of WC and wash hand basin, contrasting black and white tiled walls, anthracite tiled floor and opaque double glazed window to the front.

Master bedroom

3.25m x 3.68m (10' 8" x 12' 1") Double bedroom featuring soft decor, fitted carpet, fitted wardrobes, door access to an en-suite and double glazed window to the rear.

En-suite

1.2m x 2.44m (3' 11" x 8' 0") Three piece ensuite shower room featuring WC, wash hand basin, mains shower cubicle, crisp white tiles with contrasting anthracite tiled shower cubicle and opaque double glazed window to the rear.

Bedroom two

3.5m x 3.09m (11' 6" x 10' 2") Double bedroom featuring neutral decor, fitted wardrobes, fitted carpet and double glazed window to the front.

Bedroom three

2.5m x 3.09m (8' 2" x 10' 2") Double bedroom featuring neutral decor, fitted carpet, fitted wardrobes and double glazed window to the front.

Bathroom

1.82m x 2.44m (6' 0" x 8' 0") Master bathroom comprising of WC, wash hand basin, mains shower over bath, neutral tiles to the wall, wet wall finish around the bath, herringbone vinyl flooring and opaque double glazed window to the side.

External

This property further benefits from a double driveway to the front laid to mono block. The rear garden boasts an impressive timber covered patio area, 3.28m x 6.30m (10' 9" x 20' 8"), currently housing a hot tub and a bar, perfect for entertaining or relaxing. The rear garden has been landscaped with ease of maintenance in mind with an artificial lawn and patio area laid to slab.

Council tax band

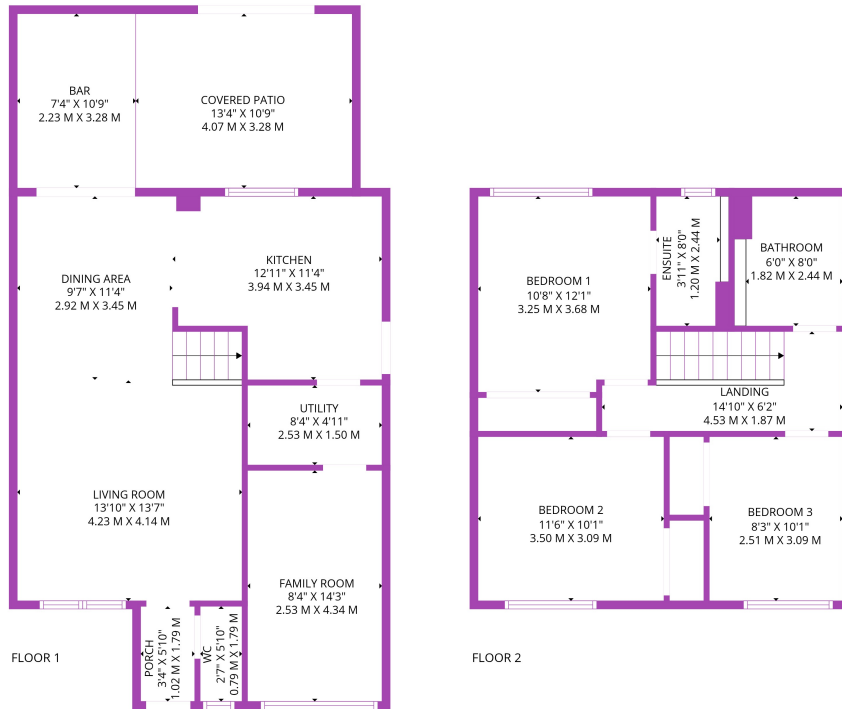
Band E

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TOTAL: 1233 sq. ft, 114 m²

FLOOR 1: 672 sq. ft, 62 m², FLOOR 2: 561 sq. ft, 52 m²

EXCLUDED AREAS: PORCH: 20 sq. ft, 2 m², COVERED PATIO: 144 sq. ft, 13 m², UTILITY: 41 sq. ft, 4 m², WALLS: 107 sq. ft, 10 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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