



25 Cotter Drive  
Kilmarnock, KA3 7EA  
P.O.A.

**GREIG**  
*Residential*





## Cotter Drive

Kilmarnock, KA3 7EA

Proudly presenting this contemporary three bedroom detached villa well positioned in the highly regarded 'Wellpark' area of Kilmarnock within close proximity to popular schooling and ease of access to M77 transport links. Having been lovingly maintained throughout boasting modern fixtures and fittings with plentiful off street parking, integral garage and private gardens with open leafy outlooks to the rear, this villa is sure to impress all who view.





### Hallway

1.74m x 4.28m (5' 9" x 14' 1") Access into bright spacious hallway via outer UPVC double glazed door offering contemporary neutral décor, vinyl flooring, carpeted staircase to upper level, door access to lounge and kitchen plus internal door to garage/utility area.

### Lounge/Dining

7.28m x 3.67m (23' 11" x 12' 0") Generous proportioned main apartment offering contemporary neutral décor, fitted carpet, door access to kitchen, plentiful space for dining table and chairs, double glazed window to the front and double glazed French doors to the rear giving access to gardens.

### Kitchen

3.12m x 2.53m (10' 3" x 8' 4") Fitted kitchen offering contemporary white gloss shaker style wall and base units with contrasting black work surfaces with uniformed splashback, integrated oven with ceramic hob and extractor hood, plumbing/space for fridge freezer, washing machine and dishwasher, door access to/from hall and dining area, ceiling coving, storage cupboard, oak effect laminate flooring, double glazed window to the rear and double glazed UPVC door to side accessing garden.

### Garage/Utility Area

2.30m x 6.17m (7' 7" x 20' 3") Integral garage with split use. The front offers storage facilities and the rear provides a utility area.

### Bedroom One

3.47m x 3.65m (11' 5" x 12' 0") Generous proportioned main bedroom offering contemporary neutral décor, fitted carpet, contemporary fitted wardrobes and double glazed window to the front.

### Bedroom Two

3.31m x 2.63m (10' 10" x 8' 8") Generous double bedroom offering contemporary neutral décor, fitted carpet, fitted wardrobes and double glazed window to the rear boasting leafy open outlooks.

### Bedroom Three

2.73m x 2.71m (8' 11" x 8' 11") Single bedroom offering contemporary neutral décor, fitted carpet, over stair storage cupboard and double glazed window to the front.

### Shower Room

1.70m x 2.12m (5' 7" x 6' 11") Contemporary three piece white suite comprising of WC, wash hand basin combination vanity unit with mains operated shower cubicle, heated towel rail, contemporary grey wet wall finish to walls, tiled flooring and double glazed opaque window to the rear.

### External

Generous low maintenance private gardens to the rear offering laid to lawn section with raised decking area extending from the property and storage facilities.

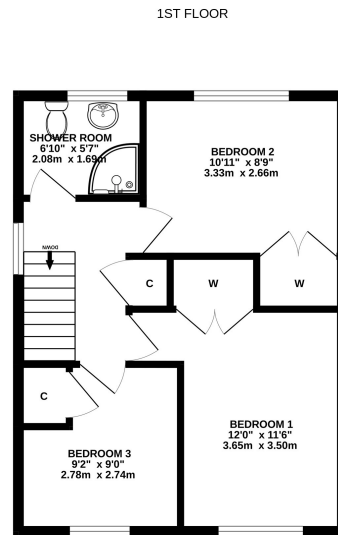
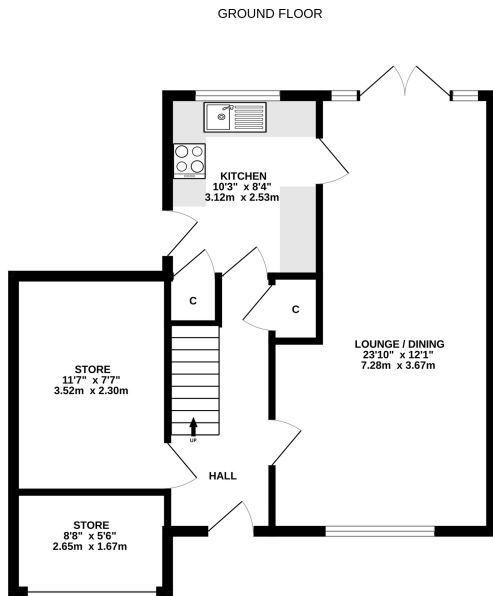
Further benefiting from chipped front garden with off street parking on driveway.

### Council Tax Band

Band D

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MEASUREMENTS TAKEN AT WIDEST POINTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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