



**Estate Agency, Letting Agency & Property Maintenance**

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## Offers Over £230,000 Muirfield Drive, Kilmarnock, KA2



- Seldom available 3 Bed Detached
- Fantastic Location
- Perfect for Families
- Spacious Lounge with Dining Area
- Modern fitted Kitchen
- WC
- 3 Generous Bedrooms
- Master En-suite
- Gas Central Heating & Double Glazing

Glow Homes are delighted to present 2 Muirfield Drive in Kilmarnock to the market for sale. Situated in the sought after Fardalehill development, this property offers a great location to suit all types of buyers. The three bedroom detached villas are rarely available so early viewing is recommended!

On the ground floor there is a fabulously bright open plan lounge and dining area providing the perfect space for family time. The dining area can easily accommodate a family dining table and chairs and overlooks the rear garden with French doors for

access. From the dining area there is access to the kitchen. To the front of the house there is a handy cloakroom.

The spacious kitchen comprises of white gloss base and wall mounted units with a complimentary grey worktop and upstand. Included within the kitchen is an integrated fridge freezer, dishwasher and double oven with Gas hob. The kitchen has access doors to the back garden and also the integrated garage.

On the first floor of the villa there are three generously sized bedrooms. All three of the bedrooms benefit from having fitted mirrored wardrobes for storage. The master bedroom further benefits from having an ensuite shower room with double shower. There is a family bathroom as well comprising of a bath with overhead shower.

Number 2 Muirfield Drive has the advantage of being a corner plot and therefore has a larger than average back garden. The garden has been landscaped to make it useable all year round. There is a large patio area immediately outside the kitchen which is the perfect spot for outdoor dining. There is an area of artificial turf ensuring all year play for children. The garden is then finished with decorative chips and is fully enclosed with walls and fencing. To the front of the property there is a monobloc driveway providing off street parking for two vehicles and a small lawn area.

Fardalehill is a highly sought-after development within Kilmarnock due to its location on the edge of the town centre and catchment schools. It is extremely popular with families but does appeal to all types of buyers.

# Muirfield Drive, Kilmarnock, KA2

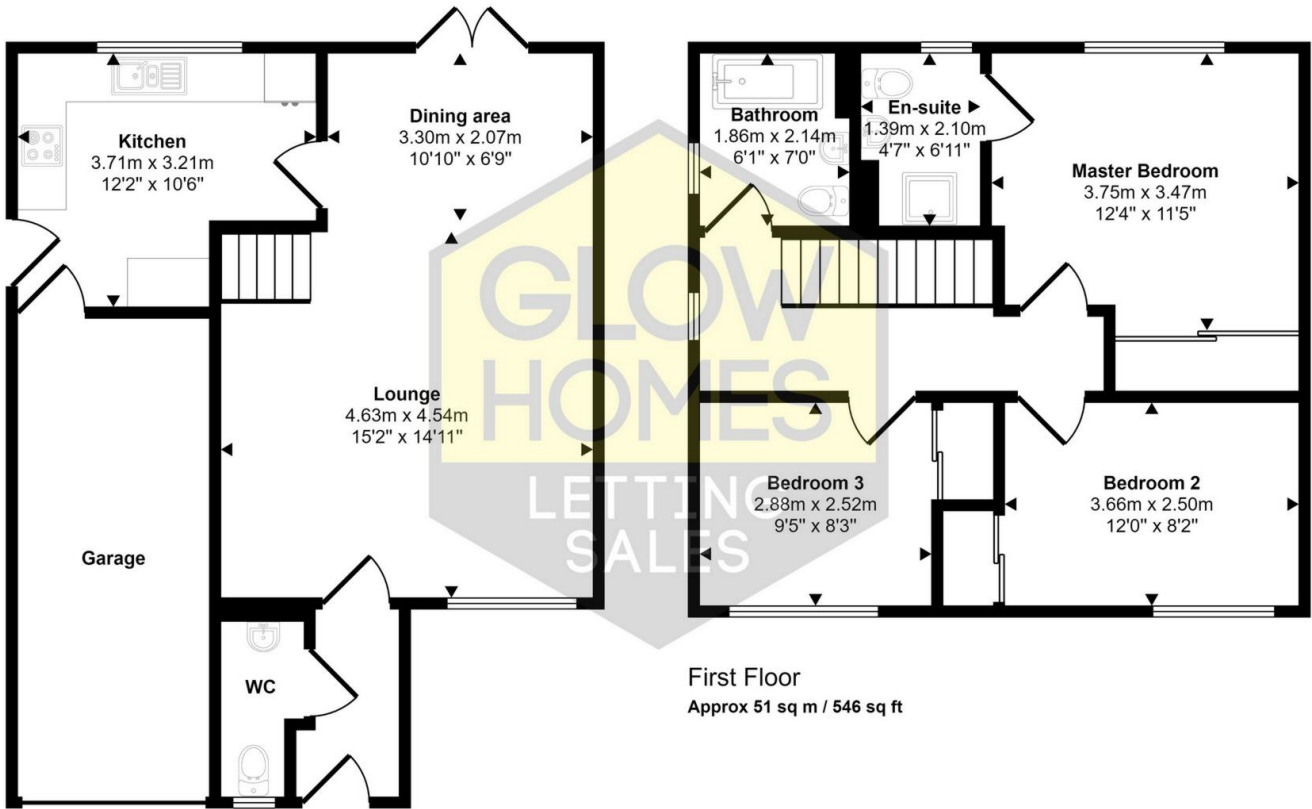
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Approx Gross Internal Area  
112 sq m / 1205 sq ft



Ground Floor  
Approx 61 sq m / 659 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS GLOW HOMES AYRSHIRE

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**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.