



17 Townholm
Kilmarnock, KA3 1BB
Offers Over £250,000

GREIG
Residential



Townholm

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Proudly introducing this striking, upgraded modern detached bungalow offering four sizeable versatile apartments, ideally positioned on a generous plot within Kilmarnock town centre close to transport links including bus and train stations servicing Ayr, Glasgow and beyond, whilst being on the periphery of the picturesque Kay Park. Finished to an exceptional standard throughout with intricate modern details, this unique rarely available home is sure to impress. Set upon a large plot, this impressive bungalow enjoys private leafy surroundings and open country views to the rear providing a tranquil setting, further complemented by a garage and large driveway. Viewings are encouraged to appreciate the high standard and unique setting of this stylish home.





Hallway

4.97m x 2.73m (16' 4" x 8' 11") Access via the outer double glazed composite door into the welcoming entrance hallway, complete with crisp white decor, ceiling spotlights and fitted carpet. Door access to lounge, kitchen, two bedrooms and bathroom.

Split Level Lounge/Sun Room

4.46m x 4.10m (14' 8" x 13' 5") Housed within the rear extension is the opulent split level, open plan lounge/sun room with vaulted effect ceiling, neutral decor and tiled flooring. The double glazed window formation provides panoramic garden views, with French doors leading out into the rear gardens. Open plan access from kitchen via steps with feature glass balustrade.



Kitchen

5.11m x 3.49m (16' 9" x 11' 5") The impressive kitchen, fitted by the reputable JS Geddes, is fully fitted with a range of stylish cream gloss wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, integrated appliances including oven, induction hob and dishwasher. Peninsula breakfast bar seating area, decorative shelving, cabinetry underlighting, ceiling spotlights and large storage cupboard with plumbing/space for washing machine and fridge/freezer. Contemporary decor, tiled flooring and modern open plan layout to the lounge/sun room.

Lounge/ Bedroom Three

4.47m x 4.20m (14' 8" x 13' 9") Currently utilised as a formal lounge, this apartment could easily be adapted as a bedroom, offering contemporary stylish decor, ceiling coving and spotlights, fitted carpet. Double glazed bay window to the front and plentiful space for freestanding furniture.

Bedroom One

4.50m x 3.91m (14' 9" x 12' 10") The master bedroom is a sizeable double with a selection of fitted mirrored wardrobes, tasteful decor, ceiling spotlights and fitted carpet. Door access to en suite and two double glazed



Master En Suite

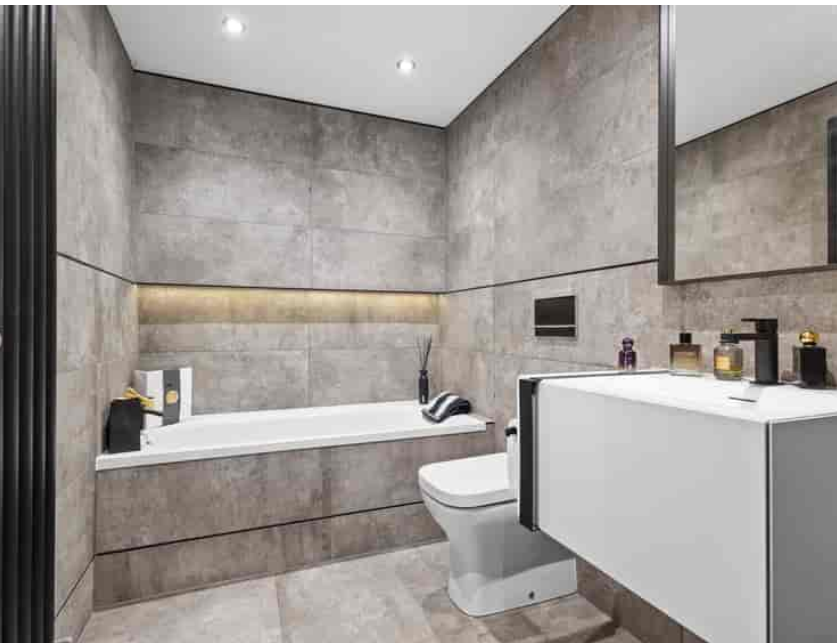
2.42m x 1.73m (7' 11" x 5' 8") Three piece stylish master en suite shower room comprising of wash hand basin, wc and corner shower cubicle with mains overhead shower. Contemporary tiling to walls and floor.

Bedroom Two

3.44m x 2.95m (11' 3" x 9' 8") The second double bedroom offers crisp white decor with fitted carpet, fitted mirrored door wardrobes and a double glazed window to the rear.

Bathroom

2.53m x 1.67m (8' 4" x 5' 6") Completing the accommodation is the contemporary three piece family bathroom comprising of a wash hand basin, wc and bath. Stylish stone effect tiling to walls and floor, ceiling spotlights and anthracite full length radiator.



External

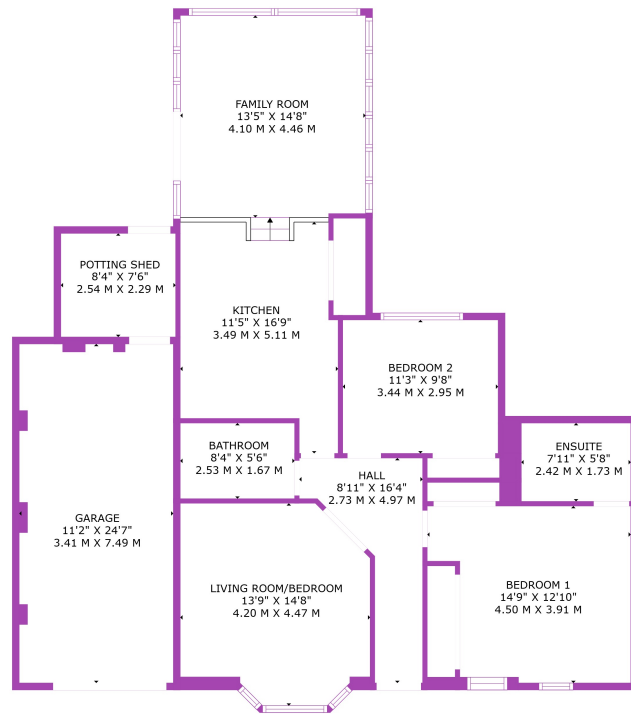
Positioned on a sizeable plot, this impressive bungalow provides generous garden grounds to the front and rear. To the front is a raised shrubbery area and a large monobloc driveway allowing plentiful off street parking, leading to the large garage (7.49m x 3.41m) with electric up and over door access. The sizeable rear gardens comprise of a modern decked patio, bedding area and feature paved steps leading to the large wraparound lawn. A tranquil outdoor space with leafy woodland outlooks and immediate neighbouring greenery.

Council Tax

Band D

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TOTAL: 1094 sq. ft, 102 m²

FLOOR 1: 1094 sq. ft, 102 m²

EXCLUDED AREAS: GARAGE: 275 sq. ft, 26 m², POTTING SHED: 62 sq. ft, 6 m²

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

