



46 Millholm, Fenwick Road

Kilmaurs

Kilmarnock, KA3 2NJ

Offers Over £345,000

GREIG
Residential



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Proudly introducing 'Millholm', a spectacular three bedroom country cottage presented in true show home condition throughout having recently undergone extensive remodelling and upgrading to create a truly impeccable home. Ideally positioned on the periphery of Kilmaurs, surrounded by the picturesque Ayrshire countryside whilst providing ease of access to all local amenities, this charming cottage is one of a kind with the perfect blend of traditional and modern, sympathetically retaining a wealth of intricate traditional features whilst boasting contemporary open plan living, styling and finishes. Generous, flexible accommodation conveniently all on the level including the outstanding main living space with striking vaulted ceiling.

This attractive cottage is perfectly set with sizeable enclosed wraparound gardens and ample off street parking enjoying a country setting neighbouring a meandering river, and is perfect for commuting to Glasgow via Kilmaurs train station or M77 transport links being accessible in around 5 minutes. The prestigious and historic Rowallan Castle and golf club is located within direct access, less than 2 miles, and Kilmarnock is a mere 4 minute drive away.





Hallway

2.09m x 7.77m (6' 10" x 25' 6") Access via a beautiful traditional wooden glazed door from the practical entrance porch into the impressive welcoming entrance hallway which sets the tone for this cottage. Complete with fresh neutral decor and feature wall paneling, traditional deep skirtings and architrave, herringbone LVT flooring and double glazed window boasting river and open countryside views. Door access to the living/dining/kitchen space, three bedrooms, bathroom and utility space.

Lounge/Dining

5.06m x 6.63m (16' 7" x 21' 9") Housed within the outstanding new rear extension providing an enviable open plan living space extending to dining area and kitchen, with eye-catching valued ceiling, the formal lounge/dining area is complete with a feature log burner, stylish fresh decor, deep skirtings and herringbone LVT flooring. Two large double glazed picture windows to the side providing idyllic river and country outlooks, Velux window to the front, ceiling spotlights, and double glazed patio doors and full length window formation leading out onto the composite decked patio. An extensive, impressionable living space with ample space for a selection of freestanding furniture.



Kitchen

5.58m x 3.93m (18' 4" x 12' 11") Boasting an open plan layout to the lounge/dining areas, this stylish fitted kitchen offers a great selection of grey shaker wall and base storage units with complimentary marble effect work surfaces and gold hardware. Traditional Belfast sink, integrated five burner gas hob, oven, extractor hood and fridge/freezer. Neutral decor, herringbone LVT flooring and breakfast bar seating area.

Utility

2.63m x 1.41m (8' 8" x 4' 8") Practical utility space housing the combi boiler with plumbing/space for washing machine and tumble dryer, neutral decor and herringbone LVT flooring.

Bedroom One

5.79m x 4.31m (19' 0" x 14' 2") The impressive master bedroom is a sizeable double offering tasteful decor and fitted carpet, intricate traditional features including ceiling cornice, deep skirtings and feature fireplace. Door access to en suite, double glazed picture bay window to the side and plentiful space for freestanding furniture.



Master En Suite

2.50m x 1.36m (8' 2" x 4' 6") Stylish three piece master en suite shower room comprising of wash hand basin and wc combination unit, shower cubicle with overhead waterfall and hand held main shower heads. Half height tiling to walls, ceiling spotlights and heated towel rail.

Bedroom Two

4.02m x 3.72m (13' 2" x 12' 2") The second double bedroom offers fresh neutral decor and fitted carpet, traditional finished including intricate ceiling cornice, deep skirtings and charming original fireplace. Side facing double glazed window.

Bedroom Three

4.02m x 3.67m (13' 2" x 12' 0") Bedroom three is a generous double room styled with traditional fireplace, beautiful ceiling cornice, deep skirtings soft decor and fitted carpet. Feature 'Edinburgh Press' style shelved recess, double glazed window to the side.



Bathroom

Completing the accommodation is the striking five piece family bathroom suite comprising of His 'n' Her wash hand basins with matte black vanity storage and gold hardware, wc, feature freestanding bath with gold mixer tap and double walk in shower cubicle with gold overhead waterfall shower. Stunning marble effect floor and wall tiling, dark oak feature tiled splashback and around walls of shower cubicle, gold heated towel rail, ceiling spotlights and two LED vanity mirrors. Double glazed opaque window to the front.

External

Positioned upon a sizeable wraparound plot, this charming cottage provides landscaped garden grounds to the front, side and rear with generous chipped driveway providing ample off street parking. The gardens are mostly laid to lawn with chipped borders and a large raised decked patio with direct access from the main living space - ideal for al fresco dining and outdoor entertaining. Fully enclosed by modern fencing, the gardens provide a safe and peaceful outdoor family space.

Council Tax

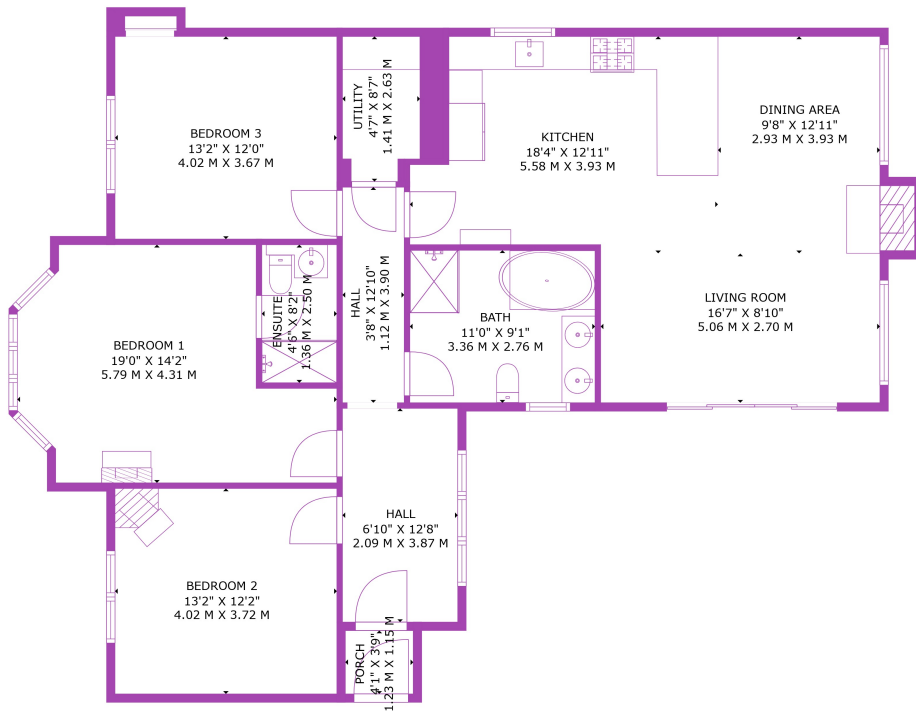
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TOTAL: 1386 sq. ft, 129 m2

FLOOR 1: 1386 sq. ft, 129 m2

EXCLUDED AREAS: PORCH: 15 sq. ft, 1 m2, FIREPLACE: 10 sq. ft, 1 m2

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

