



93 London Road  
Kilmarnock, KA3 7DG  
P.O.A.

**GREIG**  
*Residential*



# London Road

Kilmarnock, KA3 7DG

Gracefully positioned on an exceptional wrap around plot along the prestigious London Road, this magnificent four apartment detached villa offers a rare opportunity to acquire a truly distinguished family home. The property features a spacious, all on the level layout, enhanced by a superb sunroom overlooking the beautifully maintained gardens. Further accommodation is provided by a substantial floored loft space, offering a wealth of opportunity. Externally, the home is set within beautifully established, mature grounds and further benefits from ample off street parking and a detached garage. Ideally located on the fringe of Kilmarnock town centre, the property enjoys immediate access to a wealth of amenities, preferred schooling and excellent transport links. A truly impressive home that will appeal to the most discerning of purchasers.



#### Hallway

1.73m x 3.59m (5' 8" x 11' 9") 4.96m x 1.25m (16' 3" x 4' 1") Access is given to a welcoming spacious 'L' shaped hallway boasting soft neutral decor and fitted carpet. The hallway gives access to the lounge, dining room, kitchen, bedroom one, bedroom two, bathroom and a carpeted staircase leads to the upper level.

#### Lounge

4.85m x 5.43m (15' 11" x 17' 10") Generously proportioned main apartment offering crisp white decor with feature exposed stone and fireplace, plentiful space for free standing furniture, ceiling coving, fitted carpet and a large traditional bay window to the front.

#### Dining Room

4.80m x 5.26m (15' 9" x 17' 3") Stunning front facing second apartment boasting soft neutral decor, plentiful space for free standing furniture, ceiling coving and a large traditional bay window to the front.

#### Kitchen

3.81m x 5.51m (12' 6" x 18' 1") Fully fitted dining sized kitchen complete with ample wall and base storage units, complimentary work surface, integrated oven, gas hob, stainless steel sink and drainer, plumbing and space for washing machine, dish washer and fridge freezer, neutral decor, large pantry storage, plentiful space for dining table and chairs, fitted carpet, window to the side and door access to the sun room.

#### Sun Room

4.08m x 1.81m (13' 5" x 5' 11") Superb conservatory offering fully double glazed aspects over looking the garden, neutral decor, fitted carpet and an external door.

#### Wc

1.40m x 1.25m (4' 7" x 4' 1") Practical wc/closing comprising of a wash hand basin, wc, neutral decor and tiled flooring. The wc houses the central heating boiler.



#### Bedroom One

3.53m x 4.33m (11' 7" x 14' 2") The master bedroom is a generous double located on the lower level and complete with neutral decor, double fitted wardrobes, fitted carpet and a double glazed window to the rear.

#### Bedroom Two

3.64m x 4.33m (11' 11" x 14' 2") Spacious double bedroom with neutral decor, ceiling coving, fitted carpet and a double glazed window to the rear.

#### Bathroom

2.61m x 2.21m (8' 7" x 7' 3") The family bathroom comprises of a wash hand basin, wc, bath with overhead shower, fully tiled finish to walls, fitted carpet and a window to the side.

#### Floored Loft

3.46m x 7.22m (11' 4" x 23' 8") 3.64m x 3.63m (11' 11" x 11' 11") 3.67m x 3.49m (12' 0" x 11' 5") The floored loft is a substantial space that offers a wealth of opportunity and great storage facility.

#### Externally

Set on an extensive wrap around plot offering stunning mature landscaped gardens complete with a large well manicured lawn area, mature shrubbery and paved pathway. Ample off street parking is provided, with a driveway and detached garage.

#### Council Tax Band

Band F

#### Disclaimer

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**TOTAL: 1693 sq. ft, 157 m<sup>2</sup>**

Ground floor: 1387 sq. ft, 129 m<sup>2</sup>, 1st floor: 306 sq. ft, 28 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 170 sq. ft, 16 m<sup>2</sup>, LOW CEILING: 168 sq. ft, 14 m<sup>2</sup>, LOFT ROOM: 114 sq. ft, 11 m<sup>2</sup>,  
 UNDEFINED: 22 sq. ft, 2 m<sup>2</sup>, LANDING: 14 sq. ft, 1 m<sup>2</sup>, WALLS: 172 sq. ft, 19 m<sup>2</sup>

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