



25 Bowmore Road  
Kilmarnock, KA3 1TE  
P.O.A.

**GREIG**  
*Residential*



# Bowmore Road

Kilmarnock, KA3 1TE

Proudly presenting this stunning four bedroom detached villa prominently positioned within the desirable 'John Walker' estate in Kilmarnock, close to local amenities, transport links and preferred schooling. This impressive villa has been lovingly presented with neutral décor and contemporary fixtures and fittings throughout, further complimented by generous well manicured rear gardens and plentiful off street parking, this is the definition of modern family living and is sure to impress all who view.





### Hallway

4.12m x 2.77m (13' 6" x 9' 1") Accessed by outer glazed opaque/wooden door into hallway offering stunning chevron grey flooring, contemporary grey décor, storage cupboard, door access to lounge, kitchen/dining, WC/cloaks and carpeted staircase to upper level.

### Lounge

6.19m x 3.38m (20' 4" x 11' 1") Generous main apartment offering contemporary grey décor, fitted carpet, ceiling coving and double glazed window to the front featuring bay window.

### Kitchen/Dining

6.34m x 4.43m (20' 10" x 14' 6") Boasting stunning open plan layout featuring island with induction hob and extractor hood, integrated washing machine, dishwasher, wine fridge and breakfast bar seating, further offering contemporary grey wall and base units with contrasting wooden work surfaces, integrated oven and microwave, composite Lamona grey sink & drainer, plumbing space for American style fridge/freezer, anthracite radiator, plentiful space for dining table and chairs, ceiling spotlights, grey chevron flooring, double glazed window to the rear and double patio doors giving access to rear gardens.



### WC/Cloaks

2.00m x 0.95m (6' 7" x 3' 1") Two piece white suite comprising of WC and wash hand basin, chevron grey flooring, chrome radiator and double glazed window to the side.

### Bedroom One

3.59m x 3.32m (11' 9" x 10' 11") Generous double bedroom offering grey décor, fitted carpet, fitted wardrobes, double glazed window to the front and door access to en-suite.

### En-Suite

2.29m x 1.51m (7' 6" x 4' 11") Three piece white suite comprising of WC, wash hand basin vanity unit and shower cubicle, LED mirror, chrome heated towel rail, tiling to walls and floor and double glazed opaque window to the side.

### Bedroom Two

3.32m x 3.27m (10' 11" x 10' 9") Generous double bedroom offering soft neutral décor, fitted carpet and double glazed window to the rear.

### Bedroom Three

2.87m x 2.17m (9' 5" x 7' 1") Single bedroom offering soft neutral décor, fitted carpet, fitted wardrobes and double glazed window to the rear.





### Bedroom Four

2.18m x 2.03m (7' 2" x 6' 8") Single bedroom, currently used as dressing room, offering neutral décor, fitted carpet, fitted wardrobes and double glazed window to the front.

### Bathroom

2.05m x 1.99m (6' 9" x 6' 6") Three piece white suite comprising of WC, wash hand basin combination unit with mains operated shower over bath, tiling to walls and floor, chrome heated towel rail, ceiling spotlights and double glazed window to the side.

### External

Boasting generous well manicured rear gardens with patio area perfect for al fresco dining and entertaining.

Offering plentiful off street parking to the front on monobloc driveway and well manicured front garden. Giving access to rear gardens through side gate.

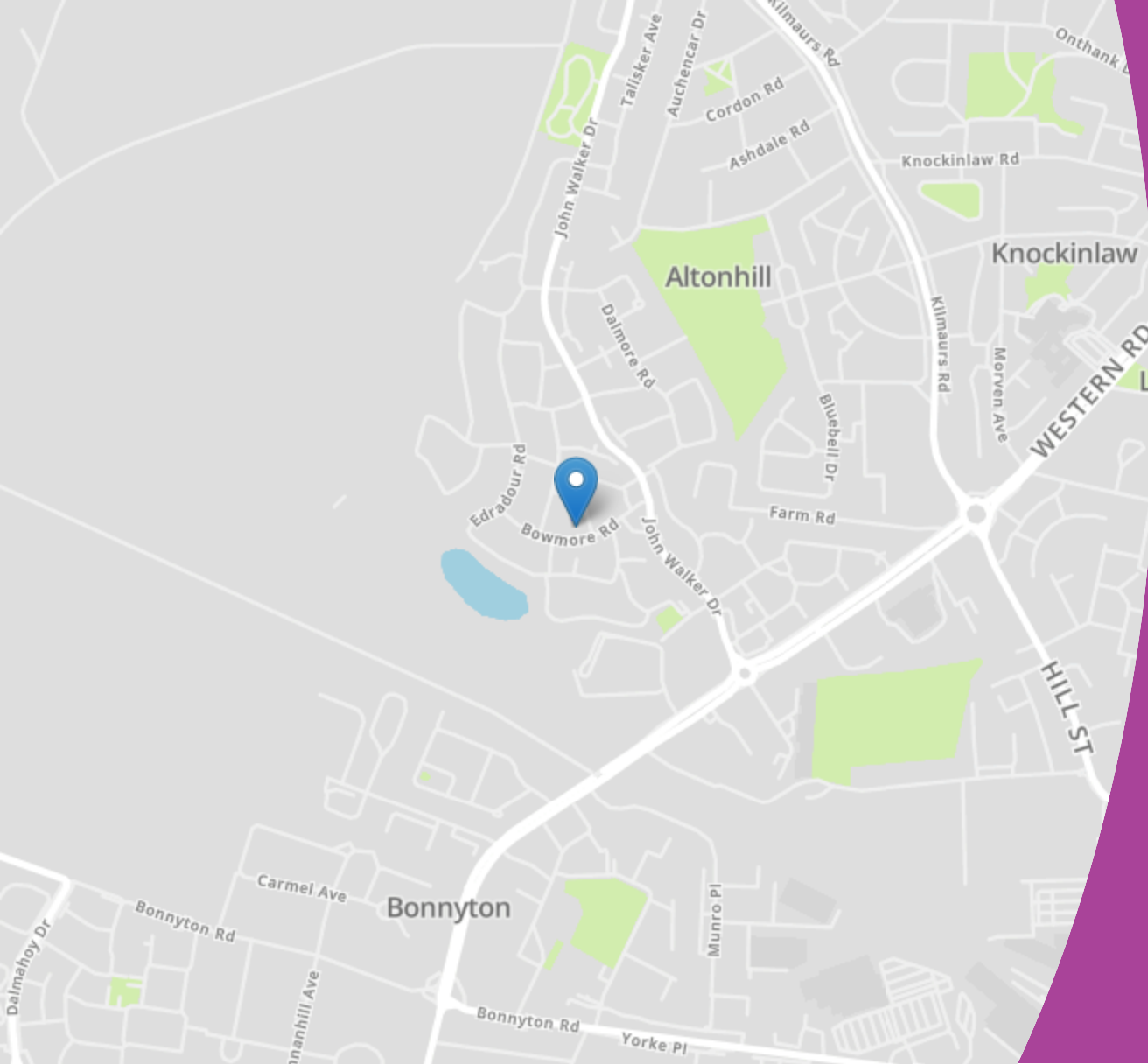
### Council Tax Band

Band E

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