



11 Holmlands Place  
Kilmarnock, KA1 1UT  
P.O.A.

**GREIG**  
*Residential*





# Holmlands Place

Kilmarnock, KA1 1UT

Greig Residential are delighted to present to the market this rarely available three bedroom detached villa located in an extremely sought after area within popular school catchment, boasting an idyllic cul de sac location sat upon a generous plot with off street parking, detached garage and well maintained garden grounds. This has been a much loved family home and has been lovingly presented complete with sizeable flexible apartments over two levels.





### Hallway

3.07m x 1.18m (10' 1" x 3' 10") With access via the outer double glazed door, the welcoming entrance hallway offers soft neutral decor with laminate flooring, carpeted staircase to the upper level, door access to lounge, dining room and cloaks/wc.

### Formal Lounge

5.58m x 3.92m (18' 4" x 12' 10") The generously proportioned main apartment is complete with feature gas fire set within stone surround, neutral decor with ceiling coving and fitted carpet. Large double glazed window to the front and double glazed window to the side.

### Dining Room

3.40m x 2.91m (11' 2" x 9' 7") Sizeable dining room with double glazed sliding door access to conservatory, neutral decor with ceiling coving and fitted carpet. Door access to kitchen.



### Kitchen

3.87m x 3.34m (12' 8" x 10' 11") Generous fully fitted kitchen offering a wide range of wall and base storage unit with complimentary work surfaces, plumbing/space for appliances including freestanding cooker, washing machine and fridge/freezer. Stainless steel sink and drainer, practical storage cupboard, vinyl flooring, plentiful space for dining furniture and door access to conservatory.

### Sun Room

2.38m x 6.25m (7' 10" x 20' 6") Idyllic rear sun room offering an additional public room with access from dining room and kitchen offering fitted carpet, views over the garden and door leading out into the well maintained rear gardens.

### Cloaks/WC

1.71m x 1.18m (5' 7" x 3' 10") Practical two piece cloaks/wc located on the ground floor comprising of wash hand basin with vanity storage and wc set with wet wall finish around walls, laminate flooring and small double glazed opaque window to the side.





### Bedroom One

5.10m x 2.91m (16' 9" x 9' 7") 5.10m x 2.91m (16' 9" x 9' 7") On the upper level the master bedroom is a generous double with soft decor, fitted carpet, double wardrobe and storage cupboard. Double glazed window to the rear overlooking the gardens and plentiful space for freestanding furniture.

### Bedroom Two

3.92m x 3.40m (12' 10" x 11' 2") The second bedroom is a sizeable double again offering neutral decor and fitted carpet, double glazed window to the front and fitted wardrobes providing storage space.

### Bedroom Three

3.01m x 2.68m (9' 11" x 8' 10") The third bedroom is front facing with a double glazed window, neutral decor, practical storage cupboard and fitted carpet.

### Shower Room

1.90m x 1.87m (6' 3" x 6' 2") Completing the accommodation is the three piece shower room suite comprising of wash hand basin with vanity storage, wc and corner shower cubicle with mains overhead shower. Contemporary fully tiled walls, laminate flooring, ceiling spotlights and double glazed opaque window to the rear.

### External

Positioned upon a sizeable plot, this family home offers private garden grounds to the front and rear which have been well maintained. The front gardens are landscaped with ease of maintenance in mind mostly laid to chips with monobloc pathway and generous monobloc driveway providing off street parking, leading to the detached garage with up and over door access. The generous rear garden comprises of a large manicured lawn, paved patio and mature shrubbery areas, fully enclosed allowing for a safe and peaceful outdoor family space.

### Council Tax

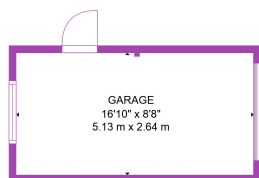
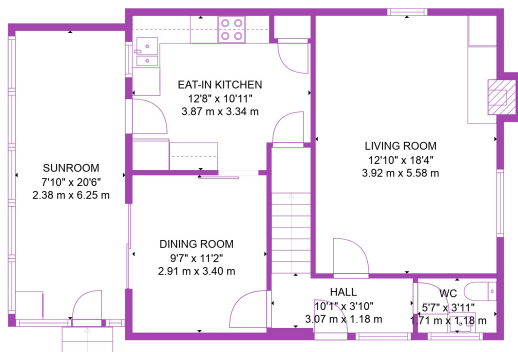
Band E

### Disclaimer

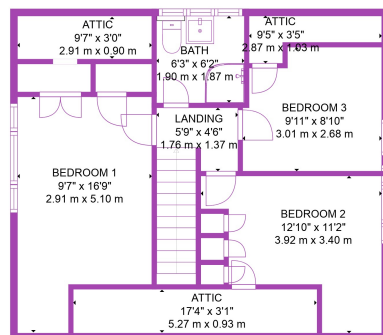
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FLOOR 1



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1: 746 sq. ft, 69 m<sup>2</sup>, FLOOR 2: 583 sq. ft, 54 m<sup>2</sup>  
EXCLUDED AREAS: , GARAGE: 146 sq. ft, 14 m<sup>2</sup>  
TOTAL: 1329 sq. ft, 123 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
info@greigresidential.co.uk