



24 South Hamilton Street  
Kilmarnock, KA1 2DN  
Offers Over £295,000

**GREIG**  
*Residential*



# South Hamilton Street

Kilmarnock, KA1 2DN

Proudly introducing this opulent three bedroom traditional semi detached sandstone villa enjoying a town centre position within a highly regarded Kilmarnock address. Having been extended to the rear providing contemporary open plan living whilst retaining a wealth of traditional features, this family home offers generous accommodation over two levels complete with driveway and private gardens. This eye catching family home is ideally located within walking distance to the ever popular Howard Park, local amenities and within a preferred school catchment area. Perfect for those looking to commute within close proximity to direct transport links and public transport.





### Hallway

2.36m x 5.37m (7' 9" x 17' 7") With access via the outer storm doored porch, the grand entrance hallway sets the tone for this traditional villa boasting a wealth of traditional features including feature architrave, original wrought iron turning staircase and ceiling cornice. Crisp white decor, fitted carpet, understairs storage cupboard and access to apartments including formal lounge, bathroom and kitchen.

### Formal Lounge

7.90m x 4.43m (25' 11" x 14' 6") The front facing sizeable formal lounge is complete with attractive traditional aspects including ceiling cornicing, central rose and deep skirtings. Open fire within decorative surround, neutral grey decor and fitted carpet. Large double glazed window to the front, plentiful space for freestanding furniture.



### Lounge/Dining/Kitchen

7.11m x 6.71m (23' 4" x 22' 0") Impressive rear extension housing an excellent modern open plan living space including kitchen, dining and lounge area with feature vaulted ceiling and bi-folding doors. The fitted kitchen is complete with a range of modern grey gloss wall and base storage units with complimentary work surfaces and central island, Integrated appliances including oven, microwave, induction hob, fridge/freezer and washing machine. The enviable living area is complete with ceiling spotlights, laminate flooring and contemporary decor, double glazed window to the side and four double glazed skylight windows.

### Utility Room

3.66m x 2.39m (12' 0" x 7' 10") Practical additional space with access from the formal lounge, plumbing/space for washing machine and tumble dryer, neutral decor, laminate flooring and double glazed window to the front.



### Bathroom

2.41m x 2.38m (7' 11" x 7' 10") Conveniently located on the ground floor is the three piece family bathroom suite comprising of wash hand basin, wc and bath with overbath shower. Stylish neutral tiling to walls and floor, heated towel rail, ceiling spotlights and double glazed skylight window.

### Upper Landing

2.10m x 2.28m (6' 11" x 7' 6") Galleried upper landing provides door access to the three bedrooms with neutral decor, fitted carpet and ceiling cornicing. Double glazed window to the rear.

### Bedroom One

4.60m x 4.08m (15' 1" x 13' 5") On the upper level the master bedroom is a sizeable double offering modern grey decor and fitted carpet, traditional central rose and intricate cornicing. Dual aspect double glazed windows to the front and side.

### Bedroom Two

4.33m x 3.68m (14' 2" x 12' 1") The second double bedroom offers neutral decor, ceiling cornicing, fitted carpet and double glazed window to the rear.

### Bedroom Three

2.75m x 2.09m (9' 0" x 6' 10") Bedroom three is front facing with a double glazed window overlooking the bowling green, neutral decor and fitted carpet.

### External

Positioned on a generous plot, this family villa boasts private garden grounds to the front and rear. The front gardens are fully laid with monobloc providing a low maintenance area with plentiful off street parking leading to the detached garage with up and over door access. The rear gardens are mostly laid to lawn with a modern raised decked patio and monobloc area.

### Council Tax

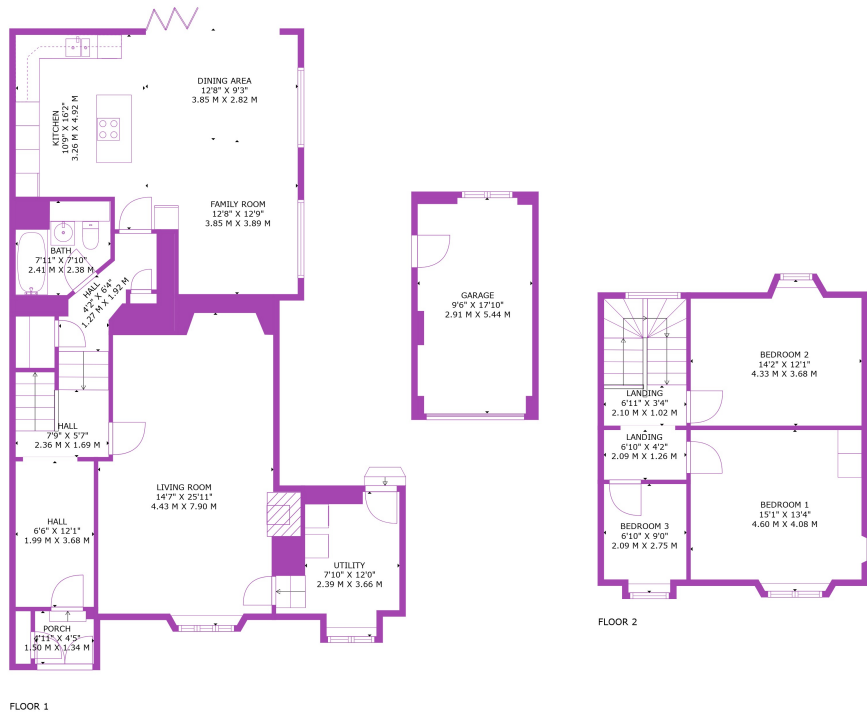
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**TOTAL: 1721 sq. ft, 160 m2**  
 FLOOR 1: 1202 sq. ft, 112 m2, FLOOR 2: 519 sq. ft, 48 m2  
 EXCLUDED AREAS: PORCH: 22 sq. ft, 2 m2, GARAGE: 171 sq. ft, 16 m2  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

