



# 5 Old Rome Way

Gatehead

Kilmarnock, KA2 0DR

Offers Over £269,995

**GREIG**  
*Residential*



# Old Rome Way

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Greig Residential are delighted to present to the market this opulent fully refurbished, extended & renovated three bedroom detached villa abundant with high specification finishes internally & externally including Paris balcony, bi-fold doors, solid oak & glass partitioned galleried staircase. Vast floorpace with scope for versatility & free flowing entertaining space makes this the ideal home which will appeal to a wide range of purchasers. Located in the semi rural hamlet, Gatehead further boasting idyllic far reaching open countryside outlooks to the rear with beautiful landscaped gardens, detached garage and plentiful off street parking.





### Entrance Hallway

5.38m x 4.72m (17' 8" x 15' 6") With access via the modern anthracite composite door, the large breathtaking entrance hallway comprises of fresh neutral decor, laminate flooring, ceiling spotlights and impressive solid oak & glass partition gallery staircase leading to the upper level. Double glazed window to the front, door access to bathroom and utility room, flowing open plan layout to lounge and kitchen.

### Formal Lounge

7.77m x 5.87m (25' 6" x 19' 3" into kitchen) Modern main living space boasting generous open plan layout extending to the kitchen, with tasteful contemporary decor and laminate flooring, partially open to hallway, door access to sitting room, ceiling spotlights and impactful bi-fold doors leading out to the rear gardens.

### Kitchen

7.77m x 5.87m (25' 6" x 19' 3" into lounge) Contemporary fully fitted kitchen offering a range of wall and base white gloss storage units with complimentary quartz work surfaces, integrated appliances including dishwasher, fridge, oven and ceramic hob. Tasteful tiled splashback and flooring, fresh white decor, ceiling spotlights, feature radiator and double glazed window to the



### Sitting Room

9.46m x 3.10m (31' 0" x 10' 2") Large family/sitting room offering crisp white decor, stunning tiled flooring, ceiling spotlights, door access to lounge/kitchen and plentiful space for freestanding furniture. A flexible apartment with a large selection of double glazed windows with three to the side, one to the front and French doors leading out to the rear gardens.

### Utility Room

2.84m x 2.66m (9' 4" x 8' 9") Practical separate utility room with additional base storage units, Belfast sink and plumbing/space for appliances including washing machine, tumble dryer and American style fridge/freezer. Crisp white decor, tiled flooring, ceiling spotlights, double door storage cupboard and door leading out to the rear gardens.

### Bathroom

3.41m x 2.92m (11' 2" x 9' 7") Striking four piece family bathroom suite complete with wash hand basin with vanity storage, wc, freestanding bath and dual aspect walk in shower with rainfall overhead shower. Stylish grey brick effect tiling to walls, tiled flooring, ceiling spotlights, anthracite heated towel rail and front facing double glazed window.



### Bedroom One

6.04m x 4.52m (19' 10" x 14' 10") On the upper level the master bedroom is a generous double boasting a feature Paris balcony with stunning open countryside outlooks to the rear, fresh white decor, laminate flooring, ceiling spotlights and fitted wardrobes providing storage space. Door access to en suite.

### Master En Suite

2.52m x 1.66m (8' 3" x 5' 5") Three piece master en suite comprising of wash hand basin with vanity storage, wc and double walk in shower cubicle. Marble effect wall and floor tiles and ceiling spotlights.

### Bedroom Two

6.40m x 3.73m (21' 0" x 12' 3") Second double bedroom offering fresh white decor, ceiling spotlights, laminate flooring and two double glazed Velux windows. Door access to en suite.

### En Suite

1.53m x 0.86m (5' 0" x 2' 10") With access from bedroom two, the two piece en suite comprises of wash hand basin and wc set with marble effect tiling to walls, tiled flooring and ceiling spotlights.



### Bedroom Three

3.91m x 2.66m (12' 10" x 8' 9") Bedroom three is a double room again with crisp white decor and laminate flooring, ceiling spotlights, fitted storage cupboard and double glazed window to the front.

### Externally

Positioned on a sizeable plot, this impressive villa boasts private garden grounds to the rear with large monobloc driveway to the front offering ample off street parking and detached brick built garage with up and over door access. The beautifully landscaped rear gardens comprise of a modern decked patio area, paved patio area and well manicured lawn. Enclosed by fencing allowing for a safe and peaceful outdoor family space with welcoming immediate open countryside outlooks.

### Council Tax

Band E

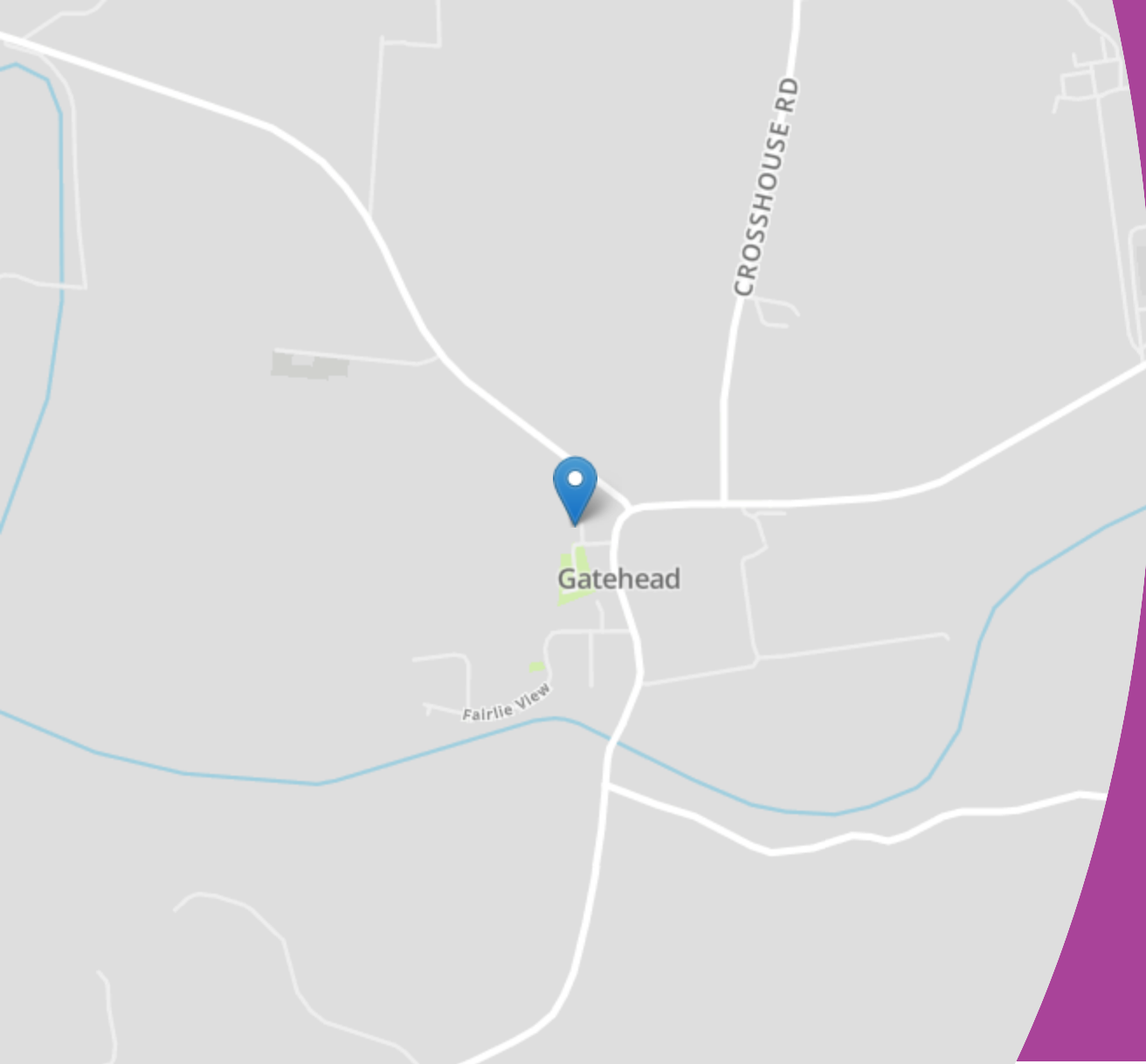


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