



20 Rumford Place
Kilmarnock, KA3 6FH
Offers Over £225,000

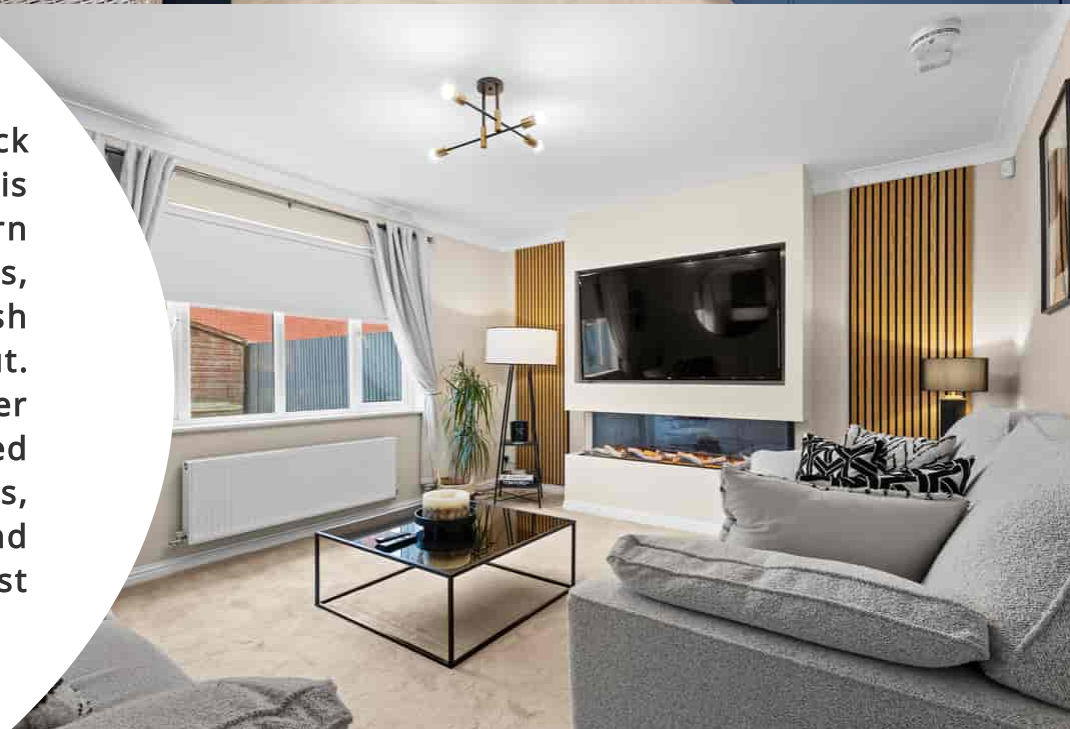
GREIG
Residential



Rumford Place

Kilmarnock, KA3 6FH

Perfectly positioned on the Northern periphery of Kilmarnock forming part of the ever popular Southcraigs estate, this impressive four bedroom detached villa is the epitome of modern family living. Boasting spacious accommodation over two levels, beautifully presented by the current owner with stylish contemporary decor and modern fixtures and fittings throughout. Situated on a spacious corner plot, this superb villa further benefits from ample off street parking and private landscaped gardens. Located within ease of access to local amenities, schooling and with direct transport links via the M77 to Ayr and Glasgow, this ticks every box and is sure to impress even the most discerning of buyers.





Hallway

1.00m x 4.36m (3' 3" x 14' 4") Access given via an outer double glazed door to a welcoming entrance hallway offering stylish decor, practical storage cupboard and herringbone LVT flooring. The hallway gives access to the lounge and a carpeted staircase leads to the upper level.

Lounge

4.58m x 3.66m (15' 0" x 12' 0") Generously proportioned main apartment boasting stylish decor, contemporary media wall with decorative acoustic panelling, ceiling coving, fitted carpet and a double glazed window to the rear.

Kitchen

2.69m x 4.66m (8' 10" x 15' 3") Modern newly fitted kitchen complete with an open plan layout to the dining room, stylish navy shaker style wall and base units with complimentary solid oak work surface, integrated oven, gas hob and hood, integrated dish washer and fridge freezer, plumbing and space for washing machine, anthracite sink and drainer with practical hot water tap, crisp white decor, tiled splashback, ceiling spotlights, LVT flooring, double glazed window to the side and rear and a door leading to the garden.

Dining Room

2.70m x 3.37m (8' 10" x 11' 1") Superb dining room offering contemporary decor, LVT flooring, double glazed window to the front and an open plan layout to the kitchen.

WC/Cloaks

0.94m x 1.45m (3' 1" x 4' 9") Stylish wc/cloaks comprising of a wash hand basin, wc, laminate flooring and a double glazed opaque window to the front.

Bedroom One

3.94m x 3.36m (12' 11" x 11' 0") The master bedroom is a generous double boasting contemporary decor with decorative acoustic panels, fitted wardrobes providing ample storage, fitted carpet, two double glazed window to the front and access to en-suite facilities.

En-suite

2.36m x 1.30m (7' 9" x 4' 3") Modern en-suite comprising of a wash hand basin and wc vanity unit, large double shower cubicle with electric shower, contemporary neutral decor, vinyl flooring and a double glazed opaque window to the side.

Bedroom Two

2.70m x 3.37m (8' 10" x 11' 1") Spacious double bedroom offering neutral decor, fitted wardrobes, fitted carpet and a double glazed window to the front.

Bedroom Three

2.63m x 3.18m (8' 8" x 10' 5") Bedroom three is a spacious double boasting neutral decor, fitted carpet and a double glazed window to the rear.

Bedroom Four

2.48m x 2.70m (8' 2" x 8' 10") A good sized double with neutral decor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

Bathroom

2.00m x 1.79m (6' 7" x 5' 10") Completing the accommodation is the family bathroom comprising of a wash hand basin and vanity unit, wc, bath with overhead shower, black accents, stylish tiling to walls and flooring, wet wall ceiling and spotlight.

Externally

This property boasts a spacious corner plot with private front and rear gardens, the front garden offers a well manicured lawn and a tarmac driveway allowing for ample off street parking and leading to the garage. Whilst the rear garden is complete with spacious lawn area and a paved patio perfect for al fresco dining and entertaining.

Council Tax Band

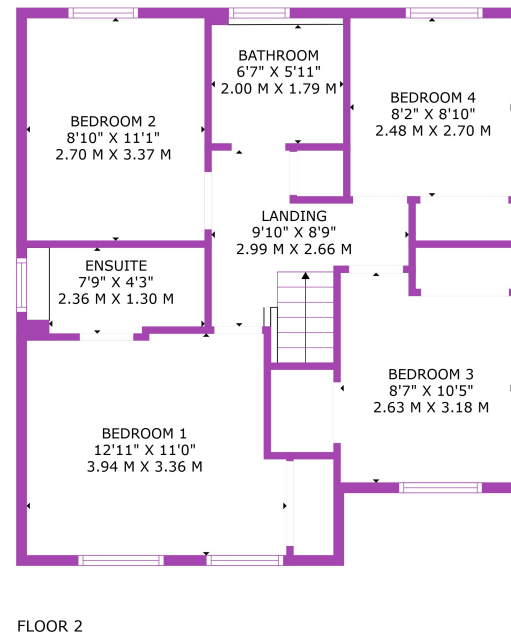
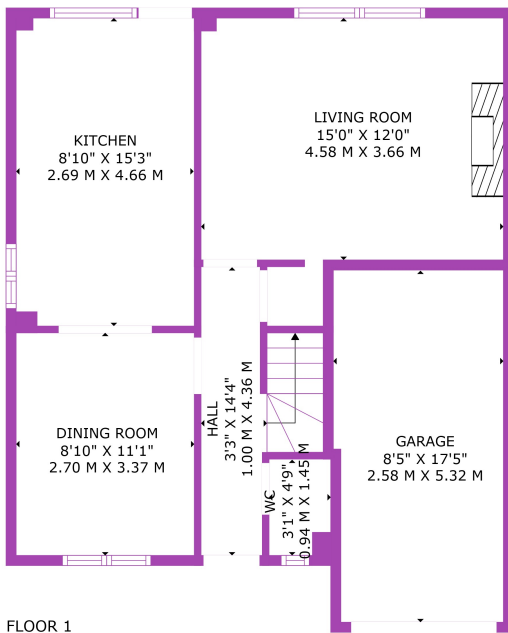
Band F

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TOTAL: 1130 sq. ft, 105 m²
 FLOOR 1: 517 sq. ft, 48 m²; FLOOR 2: 613 sq. ft, 57 m²
 EXCLUDED AREAS: GARAGE: 145 sq. ft, 13 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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