



56 Grangeview, South Hamilton Street
Kilmarnock, KA1 2DT
P.O.A.

GREIG
Residential



Grangeview, South Hamilton Street

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Proudly introducing 'Grangeview', a substantial, six bedroom, three public room handsome traditional detached villa located in one of the most sought after & rarely available residential areas of Kilmarnock. Boasting extensive multi use accommodation over two levels and complemented by an abundance of retained original period features, private rear gardens, garage and off street parking. This impressive 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

5.29m x 2.51m (17' 4" x 8' 3") Practical entrance porch providing access via decorative glazed internal door to grand entrance hallway with impressive 3.28m ceiling height setting the tone for this traditional villa. A wealth of period features including intricate ceiling cornicing, feature architrave and feature wooden turning staircase leading to the upper level. Quality oak effect laminate flooring, crisp white decor, practical understairs storage cupboard and door access to most lower apartments.

Formal Lounge

5.86m x 5.00m (19' 3" x 16' 5") Sizeable, generously proportioned main apartment providing a feature open fire within decorative surround, arched alcove, soft decor and fitted carpet. Traditional detailed cornicing and central rose, double glazed bay window to the front and plentiful space for freestanding furniture.

Dining Room

4.92m x 3.76m (16' 2" x 12' 4") With modern partial open plan layout to the family room, the very well proportioned dining room offers contemporary decor with ceiling coving, fitted carpet and useful storage cupboard. Door access to kitchen and hallway.



Family Room

4.17m x 3.97m (13' 8" x 13' 0") Boasting an open plan layout from the dining room offering a desirable flowing layout is the generous rear facing family room complete with stylish contemporary decor, quality laminate flooring and double glazed French doors and window formation leading out into the rear gardens.

Kitchen/Diner

5.66m x 2.80m (18' 7" x 9' 2") Dining sized fitted kitchen providing a range of oak effect wall and base storage units with complimentary stone effect work surfaces, Range style cooker, plumbing/space for fridge. Karndean flooring, tiled splashback, neutral decor and plentiful space for dining table and chairs. Double glazed window and fully double glazed door to the front, door access to dining room and utility room.

Utility Room

3.76m x 1.36m (12' 4" x 4' 6") With access via the kitchen is the practical utility room offering plumbing/space for washing machine and tumble dryer, stainless steel sink and drainer, neutral decor and door leading out into the rear gardens.



Master Bedroom

4.42m x 3.67m (14' 6" x 12' 0") Conveniently positioned on the ground floor, the master bedroom is a large double complete with neutral decor, fitted carpet and a selection of fitted wardrobes providing storage space. Detailed cornicing, wash hand basin and vanity feature, double glazed window to the front.

Dressing Room/Recessed Hallway

4.05m x 1.47m (13' 3" x 4' 10") An excellent additional space providing access to bedroom six with neutral decor and fitted carpet.

Bedroom Six

3.92m x 3.67m (12' 10" x 12' 0") A flexible apartment on the ground floor currently utilised as a double bedroom offering fitted carpet, ceiling coving, shelved alcove and decorative wall lighting. Double glazed window to the rear.

Bathroom

2.51m x 2.26m (8' 3" x 7' 5") Stunning, recently installed four piece family bathroom suite comprising of wash hand basin with vanity storage, wc, bath and shower cubicle with mains overhead shower. Contemporary marble effect tiling to walls and floor, ceiling spotlights and double glazed opaque window to the rear.



Upper Landing

3.59m x 2.02m (11' 9" x 6' 8") On the upper level, the open galleried landing provides access to four bedrooms and shower room with neutral decor, fitted carpet, ceiling cornice and half landing storage cupboard.

Bedroom Two

4.36m x 3.67m (14' 4" x 12' 0") The second double bedroom offers soft decor with ceiling cornicing, fitted carpet and fitted wardrobes providing storage space. Double glazed dormer window to the front.

Bedroom Three

4.35m x 3.59m (14' 3" x 11' 9") Bedroom three is a generous double offering a fitted carpet, recessed storage and double glazed dormer window to the front.

Bedroom Four

3.94m x 3.71m (12' 11" x 12' 2") Rear facing double bedroom, currently utilised as a home office offering a double glazed dormer window with garden views, recessed storage, ceiling coving and fitted carpet.



Bedroom Five

3.91m x 3.67m (12' 10" x 12' 0") The fifth double bedroom is complete with a fitted carpet, wardrobes providing storage and a double glazed window to the rear providing garden views.

Shower Room

2.69m x 2.41m (8' 10" x 7' 11") Completing the accommodation is the three piece shower room suite comprising of wash hand basin, wc and shower cubicle with electric overhead shower. Solid wood floor, wood paneling to walls and double glazed Velux window to the front.

External

Positioned on a generous sized plot, this family villa boasts excellent garden grounds to the front and rear. To the front is a preferred 'in and out' driveway laid to chips with a selection of hedging and shrubbery. The leafy, walled rear gardens comprise of a generous manicured lawn, a tranquil paved patio and a range of trees and mature shrubs. Access to brick built garage.

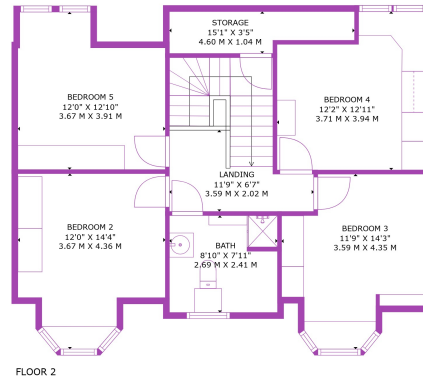
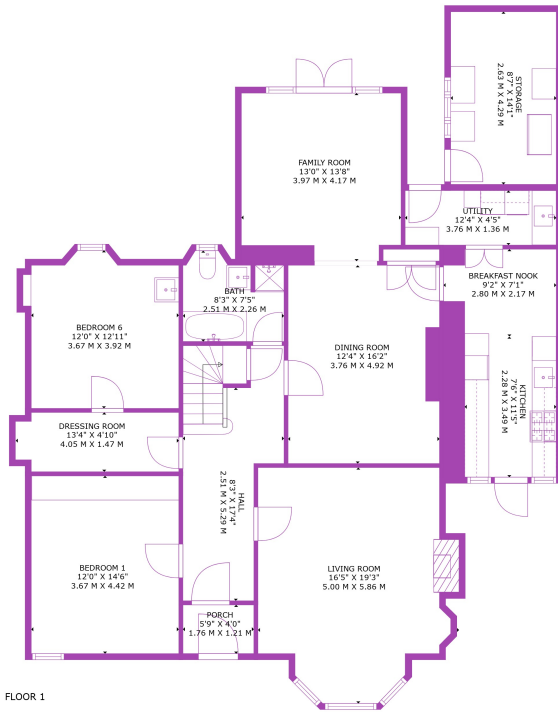
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Total scanned area: 2648 sq. ft

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