



28 Rumford Place  
Kilmarnock, KA3 6FH  
P.O.A.

**GREIG**  
*Residential*





# Rumford Place

Kilmarnock, KA3 6FH

Proudly presenting to the market is this immaculate five-bedroom detached villa, forming part of the highly sought-after Southcraigs estate on the northern periphery of Kilmarnock, offering ease of access to a wide range of local amenities, well-regarded schools, and excellent transport links to both Ayr and Glasgow via the M77. Lovingly maintained by the current owners, this exceptional home provides an abundance of flexible family living space across two levels, featuring contemporary décor and high-quality fixtures and fittings throughout, complemented by a substantial, beautifully kept private garden and generous off-street parking, this home truly represents the pinnacle of modern family living and is sure to impress all who view.





### Hallway

1.86m x 4.40m (6' 1" x 14' 5") Access via outer anthracite UPVC door into hallway offering neutral décor, solid oak flooring, storage cupboard, ceiling spotlights, carpeted staircase to upper level and door access to WC/Cloaks, lounge, kitchen/dining and bedroom five.

### Lounge

4.46m x 3.64m (14' 8" x 11' 11") Generous main apartment offering neutral décor, solid oak flooring, ceiling spotlights and double glazed window to the rear.

### Kitchen/Dining

2.79m x 4.77m (9' 2" x 15' 8") Contemporary fitted kitchen offering cream gloss wall and base units with contrasting oak effect work surfaces, breakfast bar seating area, integrated oven with induction hob and extractor hood, stainless steel sink and drainer, integrated fridge freezer and dishwasher, plumbing/space for tumble dryer, white décor, LVT flooring, double glazed window to the side and rear with double glazed door giving access to rear gardens.



### Dining Room

2.79m x 3.26m (9' 2" x 10' 8") Dining room with partial open plan layout to kitchen offering neutral décor, solid oak flooring, plentiful space for dining table and chairs with double glazed window to the front.

### WC/Cloaks

0.81m x 1.58m (2' 8" x 5' 2") Two piece suite comprising of WC and wash hand basin vanity unit, ceiling spotlights, tiling to wall and floor with double glazed opaque window to the front.

### Bedroom Five

2.50m x 5.19m (8' 2" x 17' 0") Flexible use room located on the ground level, currently used as the fifth bedroom, offering soft pink décor, fitted carpet, ceiling spotlight and double glazed window to the front.

### Bedroom One

4.08m x 3.45m (13' 5" x 11' 4") Impressive double bedroom offering grey décor, fitted carpet, fitted wardrobes, two double glazed windows to the front and door access to en-suite.



### En-Suite

2.70m x 1.29m (8' 10" x 4' 3") Three piece suite comprising of WC, wash hand basin combination units and double shower cubicle with mains operated shower, chrome heated towel rail, ceiling spotlights, tiling to walls and floor with double glazed opaque window to the side.

### Bedroom Two

2.70m x 3.35m (8' 10" x 11' 0") Generous double bedroom offering contemporary children's décor, fitted carpet and double glazed window to the rear.

### Bedroom Three

2.50m x 3.25m (8' 2" x 10' 8") Double bedroom offering neutral décor, fitted carpet, fitted wardrobes and double glazed window to the front.

### Bedroom Four

2.52m x 2.60m (8' 3" x 8' 6") Double bedroom offering soft blue/white décor, fitted carpet, fitted wardrobes and double glazed window to the rear.



### Bathroom

1.94m x 1.73m (6' 4" x 5' 8") Three piece suite comprising of WC, wash hand basin combination unit and bath, chrome heated towel rail, tiling to walls and floor, ceiling spotlights and double glazed opaque window to the rear.

### External

The property boasts generous, low-maintenance enclosed private gardens to the rear, thoughtfully landscaped with lawn, decorative chips, and monobloc paving. A raised decking area offers the perfect space for al fresco dining and outdoor entertaining.

To the front, the home further benefits from ample off-street parking via a well-maintained tarmac driveway.

### Council Tax Band

Band F



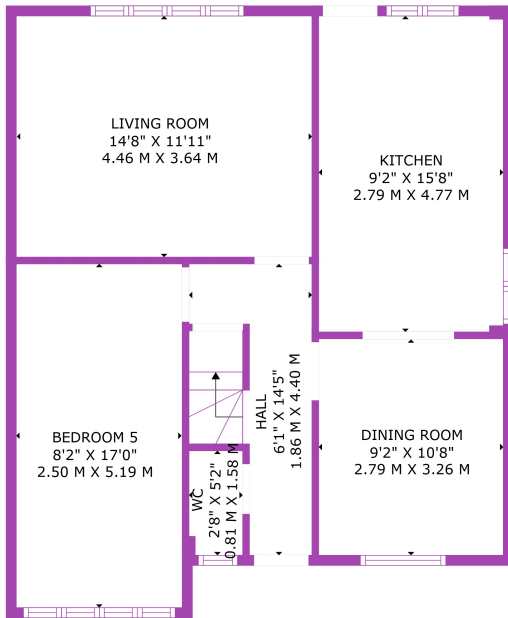


## DISCLAIMER

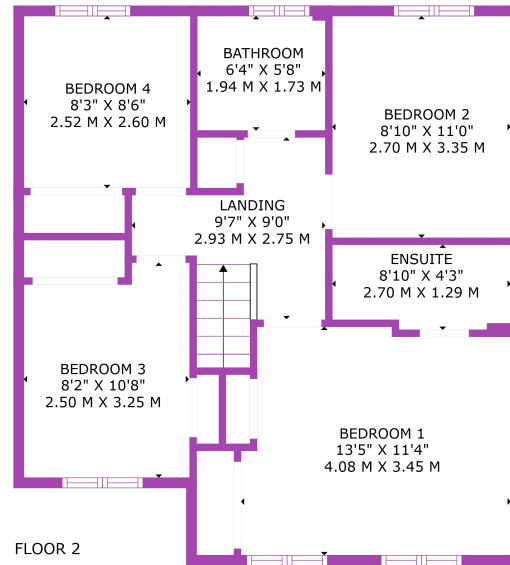
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# GREIG *Residential*



FLOOR 1



FLOOR 2

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**TOTAL: 1278 sq. ft, 119 m<sup>2</sup>**  
 FLOOR 1: 666 sq. ft, 62 m<sup>2</sup>; FLOOR 2: 612 sq. ft, 57 m<sup>2</sup>  
 WALLS: 107 sq. ft, 10 m<sup>2</sup>  
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