



22 Barbadoes Place
Kilmarnock, KA1 1UY
P.O.A.

GREIG
Residential



Barbadoes Place

Kilmarnock, KA1 1UY

Situated within an exclusive cul de sac in the heart of Kilmarnock town centre, this impressive three bedroom link-detached villa offers spacious, versatile accommodation over two levels. The property externally features well maintained gardens, a private driveway and an integral garage providing excellent outdoor and storage space. Inside, the home offers generous living areas ideal for families, downsizers or couples alike.

Located within the highly sought after Gargieston school catchment, the villa is only a short walk from the picturesque Howard Park and is perfectly placed for access to town centre amenities and leisure facilities. Excellent transport links, including Kilmarnock's bus and train stations, are also within easy reach. A rarely available home in a prime location—early viewing is highly recommended.





Porch

1.00m x 0.95m (3' 3" x 3' 1") With access via the outer UPVC door, the practical entrance porch features neutral decor and vinyl flooring, giving access to the hallway.

Hallway

5.12m x 2.16m (16' 10" x 7' 1") The welcoming hallway is complete with neutral decor, fitted carpet, ceiling coving, carpeted staircase giving access to the upper level and storage cupboard. Access to the lounge, kitchen and cloaks/wc.

Formal Lounge/Diner

8.12m x 3.85m (26' 8" x 12' 8") The formal lounge is a generously proportioned main living space with open plan layout to dining area offering neutral decor, ceiling coving, feature fireplace, fitted carpet and double glazed window to the front. Double glazed patio doors leading to the rear gardens and plentiful space for freestanding furniture.

Kitchen

3.12m x 2.81m (10' 3" x 9' 3") Generous fully fitted kitchen offering an array of wall and base units with complementary work surfaces, integrated gas hob, oven and fridge freezer, plumbing space for washing machine. Composite sink and drainer, tiled flooring, double glazed window to the rear and open access to the family room.

Family room

3.69m x 2.79m (12' 1" x 9' 2") Flexible living apartment featuring neutral decor, ceiling coving, fitted carpet and double glazed window to the rear.

Cloaks/WC

1.56m x 1.10m (5' 1" x 3' 7") Practically located on the lower level, the WC features fully tiled modern decor, WC, wash hand basin with vanity storage, LED mirror, heated towel rail, ceiling spotlights, vinyl flooring and opaque double glazed window to the side.

Bedroom One

3.89m x 3.25m (12' 9" x 10' 8") On the upper level the master bedroom is a generous double featuring neutral decor, ceiling coving, fitted carpet, double mirrored door wardrobes, double glazed window to the front and benefits from a modern shower enclosure.

Bedroom Two

3.12m x 2.81m (10' 3" x 9' 3") Double bedroom featuring neutral decor, ceiling coving, double door fitted wardrobes, fitted carpet and double glazed window to the rear.

Bedroom Three

2.89m x 2.81m (9' 6" x 9' 3") Third bedroom offering neutral decor, ceiling coving, double door fitted wardrobes, fitted carpet and double glazed window to the rear.

Bathroom

2.75m x 1.72m (9' 0" x 5' 8") Completing the accommodation is the three piece shower room comprising of WC, wash hand basin with vanity storage, mains shower cubicle, LED mirror, heated towel rail, ceiling spotlights, fully tiled modern decor to the walls and floor and opaque double glazed window to the front.

External

Positioned on a generous, well maintained plot this family home boasts private garden grounds to the front and rear. The front gardens are laid to chips with paved pathway and driveway providing off street parking, leading to the garage with up and over door access. The fully enclosed rear gardens comprise of a large lawn and paved patio.

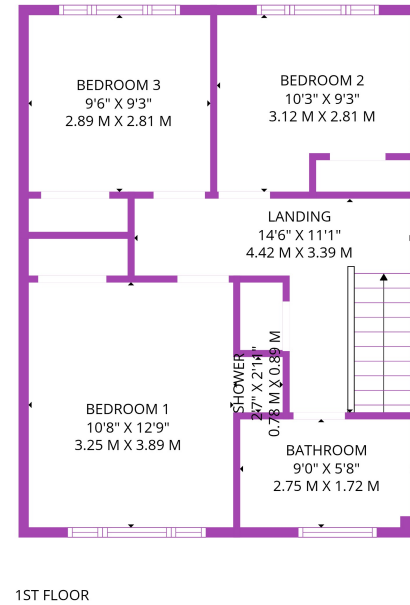
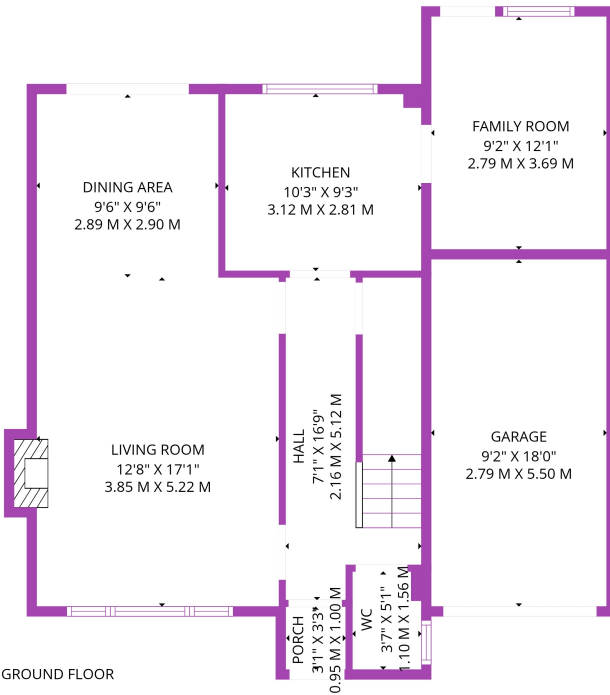
Council Tax Band

Band E

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TOTAL: 1191 sq. ft, 111 m2

Ground floor: 664 sq. ft, 62 m2, 1st floor: 527 sq. ft, 49 m2
 EXCLUDED AREAS: GARAGE: 165 sq. ft, 15 m2, PORCH: 10 sq. ft, 1 m2, FIREPLACE: 4 sq. ft, 0 m2,
 UNDEFINED: 8 sq. ft, 1 m2, WALLS: 109 sq. ft, 10 m2

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