



39 Old Glasgow Road

Stewarton
Kilmarnock, KA3 5JJ
P.O.A.

GREIG
Residential



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Stewarton, Kilmarnock, KA3 5JJ

Proudly presenting to the market 'Roseholm', a substantial six apartment traditional detached villa, ideally positioned on the periphery of Stewarton enjoying open uninterrupted countryside outlooks. This impressive family home boasts an abundant floor plan over two levels with a versatile flexible layout that could be easily tailored to suit a variety of needs. Having been lovingly presented by the current owner with modern decor and stylish fixtures and fittings whilst sympathetically retaining a wealth of traditional features throughout. Set on an enviable wrap around plot providing stunning landscaped gardens, ample off street parking and a detached garage. Conveniently located within ease of access to all local amenities, schooling and with direct transport links to Kilmarnock and Glasgow, this is sure to impress even the most discerning of buyers.





Porch

1.03m x 1.39m (3' 5" x 4' 7") Access is given via an outer wooden door to a welcoming entrance porch offering glazed door access to the hallway.

Hallway

3.71m x 3.98m (12' 2" x 13' 1") A grand spacious hallway boasting soft neutral decor, practical storage cupboard and hardwood flooring. Door access is given to the lounge, master bedroom, wc and rear hallway.

Lounge

4.71m x 4.51m (15' 5" x 14' 10") A generous main apartment offering contemporary decor, feature log burner, ceiling spotlights, hardwood flooring, a double glazed window to the front and door access to the family room.

Family Room

3.41m x 4.80m (11' 2" x 15' 9") A flexible second apartment that could be utilised as an additional family room, snug or study complete with contemporary decor, ceiling spotlights, hardwood flooring, double glazed window to the side and double sliding doors leading to the conservatory.

Conservatory

3.78m x 4.34m (12' 5" x 14' 3") Impressive conservatory providing additional family living space, fully glazed windows to all aspects providing open garden outlooks, laminate flooring and double doors leading to the rear garden.

Rear Hallway

3.71m x 3.23m (12' 2" x 10' 7") The spacious rear hallway boasts neutral decor, fitted carpet and decorative glazed wall and door overlooking and providing access to the kitchen, door access is given to dining room and a carpeted staircase leads to the upper level.

Kitchen

3.97m x 3.61m (13' 0" x 11' 10") Stylish fully fitted kitchen complete with white gloss wall and base units providing ample storage with complimentary oak worksurface, integrated double oven, feature island with induction hob, integrated dish washer, practical storage cupboard housing the fridge freezer, neutral decor, gloss tiled splashback, two modern anthracite radiators, an archway leading to the dining room, double glazed window to the side and a door leading to the rear garden.





Dining Room

2.77m x 2.25m (9' 1" x 7' 5") Superb dining room offering neutral decor, laminate flooring, double glazed window to the rear, an archway to the kitchen and a door leading to the conservatory.

Bedroom One

4.80m x 4.51m (15' 9" x 14' 10") The impressive master bedroom is a generous double boasting contemporary grey decor, fitted carpet, a double glazed bay window to the front and access to en-suite facilities.

En-Suite

2.71m x 2.08m (8' 11" x 6' 10") A stylish en-suite comprising of a wash hand basin, wc, bath, ceiling spotlights, tiling to walls and flooring and a double glazed opaque window to the side.

WC/Cloaks

0.99m x 2.08m (3' 3" x 6' 10") Practical wc/cloaks located on the lower level comprising of a wash hand basin, wc, ceiling spotlights, neutral decor and vinyl tiled flooring.



Bedroom Two

5.06m x 3.42m (16' 7" x 11' 3") Generously proportioned double bedroom offering contemporary decor, two large walk in storage cupboards, ceiling spotlights, m fitted carpet and a large double glazed window to the front.

Bedroom Three

4.07m x 3.50m (13' 4" x 11' 6") Bedroom three is a spacious double with contemporary decor, large walk in cupboard, ceiling spotlights, fitted carpet and a double glazed window to the rear.

Shower Room

1.21m x 2.71m (4' 0" x 8' 11") Completing the accommodation is the family shower room comprising of a wash hand basin, wc, double shower cubicle, chrome heated towel rail, wet wall finish around shower, tiled wall finishings, laminate flooring and a double glazed velux window to the side.



Externally

Set on a substantial plot this superb family home further benefiting from wrap around private gardens, the front garden is complete with a well manicured lawn and mature shrubbery with a large mono blocked driveway to the side allowing for ample off street parking and leading to the detached garage. The rear garden offers a well manicured lawn, an area laid to decorative chips and a paved patio perfect for al fresco dining and entertaining.

Council Tax Band

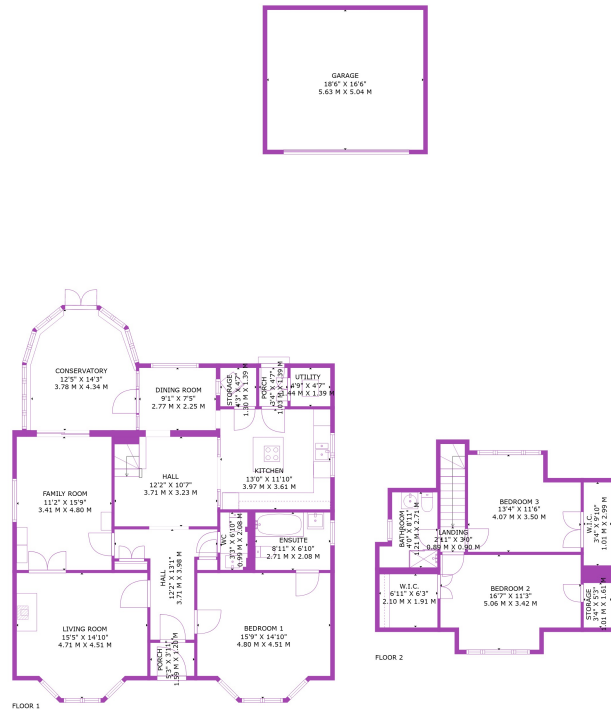
Band F

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TOTAL: 1790 sq. ft, 166 m²

FLOOR 1: 1390 sq. ft, 129 m², FLOOR 2: 400 sq. ft, 37 m²
EXCLUDED AREAS: PORCH: 38 sq. ft, 4 m², STORAGE: 32 sq. ft, 3 m², GARAGE: 305 sq. ft, 28 m²,
UNDEFINED: 3 sq. ft, 0 m², LOW CEILING: 109 sq. ft, 10 m²

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