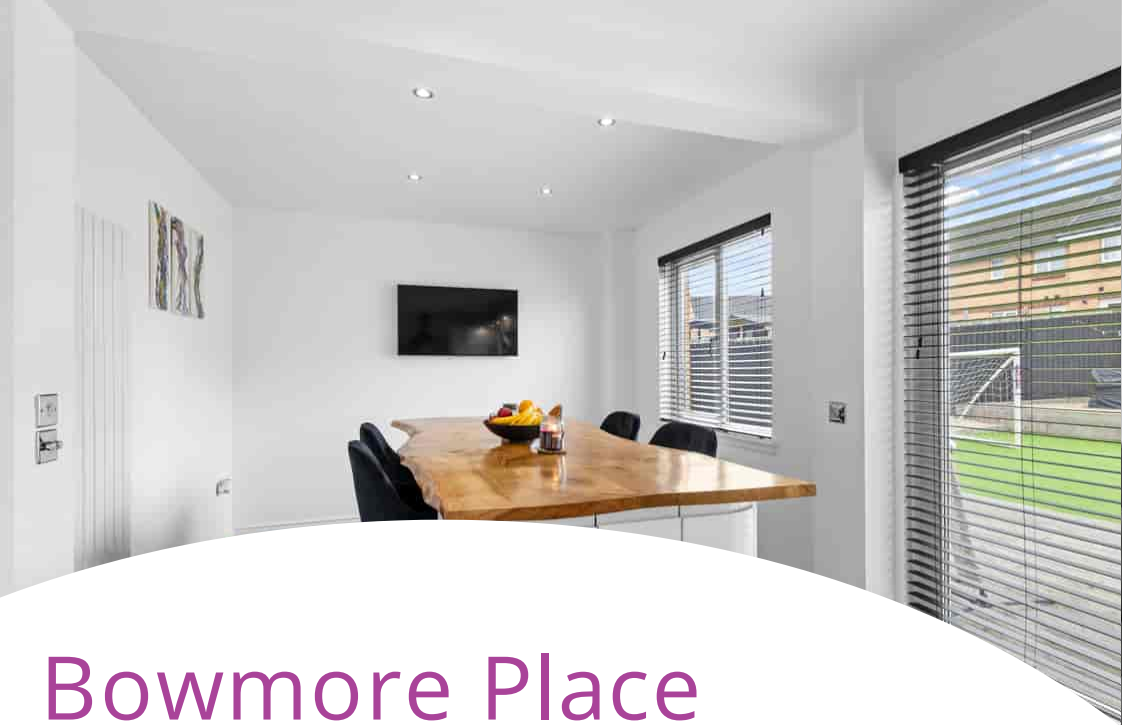




6 Bowmore Place  
Kilmarnock, KA3 1TF  
P.O.A.

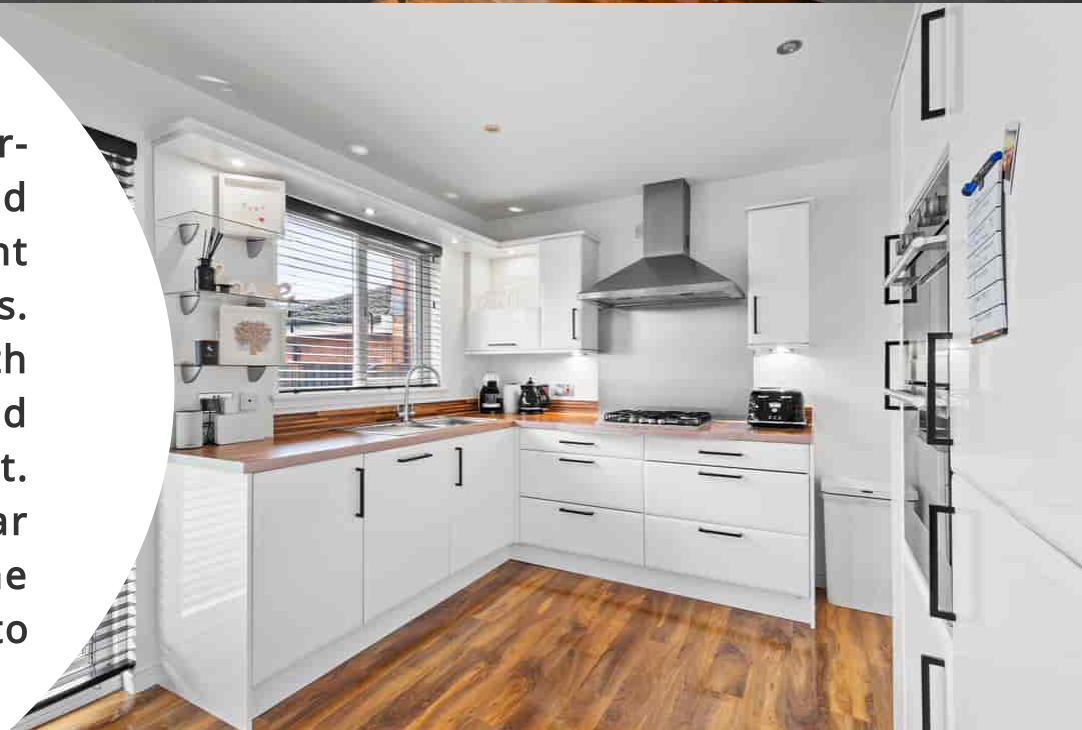
**GREIG**  
*Residential*



# Bowmore Place

Kilmarnock, KA3 1TF

Proudly introducing to the market this exquisite four-bedroom detached villa, ideally located in the esteemed 'John Walker' estate in Kilmarnock, offering convenient access to local amenities, transport links, and schools. Boasting a spacious open-plan dining kitchen with feature island and abundant family living space adorned with chic fixtures and contemporary décor throughout. Enhanced by beautifully landscaped gardens to the rear and ample off-street parking, this villa represents the pinnacle of modern family living and is bound to captivate all who visit.





### Hallway

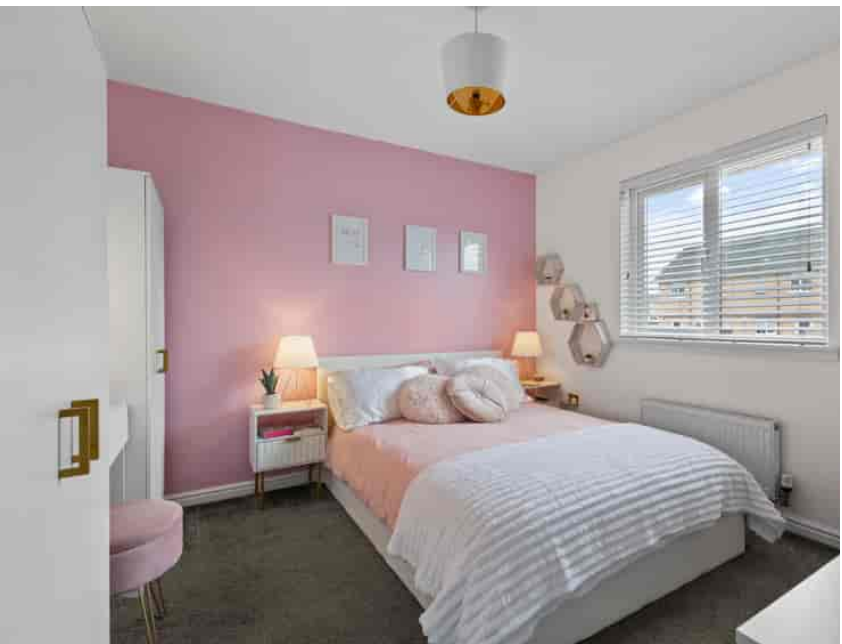
2.96m x 2.28m (9' 9" x 7' 6") Accessed via outer composite door into hallway offering soft neutral décor, high gloss laminate flooring, storage cupboard, carpeted staircase to upper level and door access to WC/Cloaks, lounge and kitchen/dining.

### Lounge

4.41m x 4.23m (14' 6" x 13' 11") Generous main apartment offering contemporary grey décor, high gloss oak finish laminate flooring and double glazed bay window to the front.

### Kitchen/Dining

6.92m x 3.42m (22' 8" x 11' 3") This open plan kitchen/dining area boasts modern white gloss wall and base units topped with oak work surfaces, featuring a breakfast bar island with curved edge and an elm wood finish, offering ample storage, black handles, an integrated oven, a four-burner gas hob with an extractor hood, a stainless steel sink with drainer, a pull-out pantry storage unit, and integrated dishwasher and fridge freezer. The high gloss oak laminate flooring adds to the elegance, and there's convenient door access to the utility room. A double glazed window overlooks the rear, and double sliding patio doors open to the beautifully landscaped gardens.



### Utility Room

1.66m x 1.99m (5' 5" x 6' 6") Offering additional wall and base units, plumbing/space for washing machine and tumble dryer, high gloss oak finish laminate flooring and door access to side garden.

### WC/Cloaks

0.78m x 2.28m (2' 7" x 7' 6") Two piece suite comprising of WC and navy wash hand basin with gold finishings, half height white tiling to walls, decorative tiled flooring and double glazed opaque window to the front.

### Bedroom One

4.40m x 4.23m (14' 5" x 13' 11") Impressive double bedroom offering contemporary navy décor, fitted carpet, double glazed bay window to the front and door access to en-suite.

### En-Suite

1.65m x 2.65m (5' 5" x 8' 8") Three piece suite comprising of WC, wash hand basin and double shower cubicle, fresh white décor, tiling to floor and double glazed opaque window to the side.

### Bedroom Two

3.71m x 3.30m (12' 2" x 10' 10") Generous double bedroom offering contemporary grey décor with matt black finishes, fitted carpet and double glazed window to the rear.



### Bedroom Three

3.45m x 3.11m (11' 4" x 10' 2") Generous double bedroom offering soft pink décor with gold finishes, fitted carpet and double glazed window to the rear.

### Bedroom Four

3.72m x 2.15m (12' 2" x 7' 1") Double bedroom, currently used as a dressing room, offering soft neutral décor, fitted carpet and double glazed window to the front.

### Bathroom

2.31m x 2.15m (7' 7" x 7' 1") Newly fitted four piece suite comprising of WC, wash hand basin with matt black unit, corner rainfall shower cubicle and free standing bath with mixer taps, ceiling spotlights, featuring oak panelling to walls, soft beige tiling to walls and floor and double glazed opaque window to the rear.

### Garage

2.43m x 6.55m (8' 0" x 21' 6") Providing ample off street parking or additional storage space.

### Garden Room

2.97m x 2.38m (9' 9" x 7' 10") Providing additional storage or work/entertainment space.



### External

The property is complemented by beautifully landscaped gardens at the rear, designed for low maintenance with artificial turf and chips, featuring a raised decking area ideal for alfresco dining and entertaining. Enhanced by a garden room that offers extra storage or workspace.

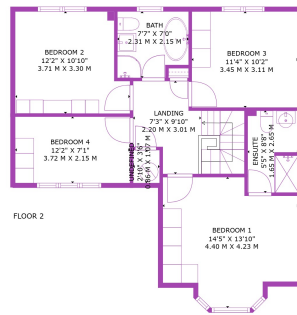
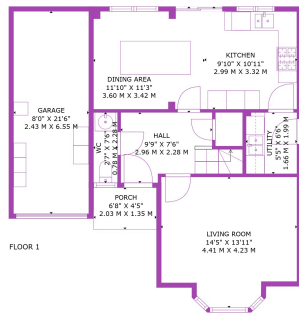
Includes generous off-street parking with a chipped driveway, giving access to integral garage.

### Council Tax Band

Band F

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