



72 Irvine Road  
Kilmarnock, KA1 2JS  
P.O.A.

**GREIG**  
*Residential*



# Irvine Road

Kilmarnock, KA1 2JS

Proudly presenting this handsome and impressive four bedroom traditional semi detached villa boasting generous flexible accommodation complete with modern fixtures and fittings throughout whilst sympathetically retaining a wealth of traditional features, positioned on an excellent elevated plot on one of Kilmarnock's sought after town centre addresses. Within walking distance to sought after primary and secondary schooling, this family home is sure to appeal, externally benefitting from substantial landscaped gardens and parking available to the rear.





### Entrance Porch

1.69m x 1.27m (5' 7" x 4' 2") With access via the outer composite door, the practical entrance porch offering traditional floor tiling, neutral decor and door access to hallway.

### Hallway

2.14m x 8.22m (7' 0" x 27' 0") Beautiful entrance hallway providing access to formal lounge, bedroom three and rear hallway. The hallway is complete with neutral decor, fitted carpet and a carpeted staircase to upper level.

### Lounge

4.33m x 6.05m (14' 2" x 19' 10") Impressive sized main apartment with traditional cornicing, fitted carpet, neutral decor, feature mantle piece with wood and tiled surround and a double glazed bay window to the front.

### Bedroom Three

3.88m x 3.91m (12' 9" x 12' 10") Generous double bedroom located downstairs, could be used as an additional public room if required. Comprising of soft neutral decor, ceiling cornicing, decorative mantle piece and a double glazed window to the side.

### Rear Hallway

2.19m x 0.92m (7' 2" x 3' 0") Provides door access to the kitchen and shower room. Complete with vinyl flooring and a storage cupboard.

### Kitchen

2.75m x 5.02m (9' 0" x 16' 6") A selection of white gloss wall and base units with contrasting black work surfaces, integrated oven, four burner gas hob, integrated microwave, stainless steel sink and drainer, vinyl flooring, integrated dishwasher, fridge freezer and washing machine. Two steps down lead on to dining room/sitting room, double glazed window to the rear and a double glazed opaque door to the side garden.

### Dining/Sitting Room

3.04m x 3.61m (10' 0" x 11' 10") Flexible use room currently used as a dining room/sitting room offering lovely outlooks over the rear gardens. Neutral decor, vinyl flooring and sliding patio doors to rear gardens.

### Bathroom

3.20m x 2.45m (10' 6" x 8' 0") Four piece bathroom suite with wc and wash hand basin combination unit, corner shower cubicle, vinyl flooring, tiling to walls and a double glazed opaque to side.





### Bedroom 1

3.63m x 5.41m (11' 11" x 17' 9") Impressive double with fitted wardrobes, feature grey mantelpiece, contemporary decor and a double glazed bay window to the front.

### Bedroom 2

3.96m x 4.49m (13' 0" x 14' 9") Generous double with fitted carpet, soft neutral decor, two double glazed windows to the rear with far reaching outlooks.

### Bedroom 4

2.36m x 5.51m (7' 9" x 18' 1") Small double with fitted carpet, neutral decor and a double glazed window to the front.

### External

The property boasts a substantial plot front and rear with the front offering a selection of mature plants and shrubs and staircase to the front door. The rear offers a well manicured lawn, patio slabbing and a stunning selection of plants and shrubs.



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Total scanned area: 1866 sq. ft

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