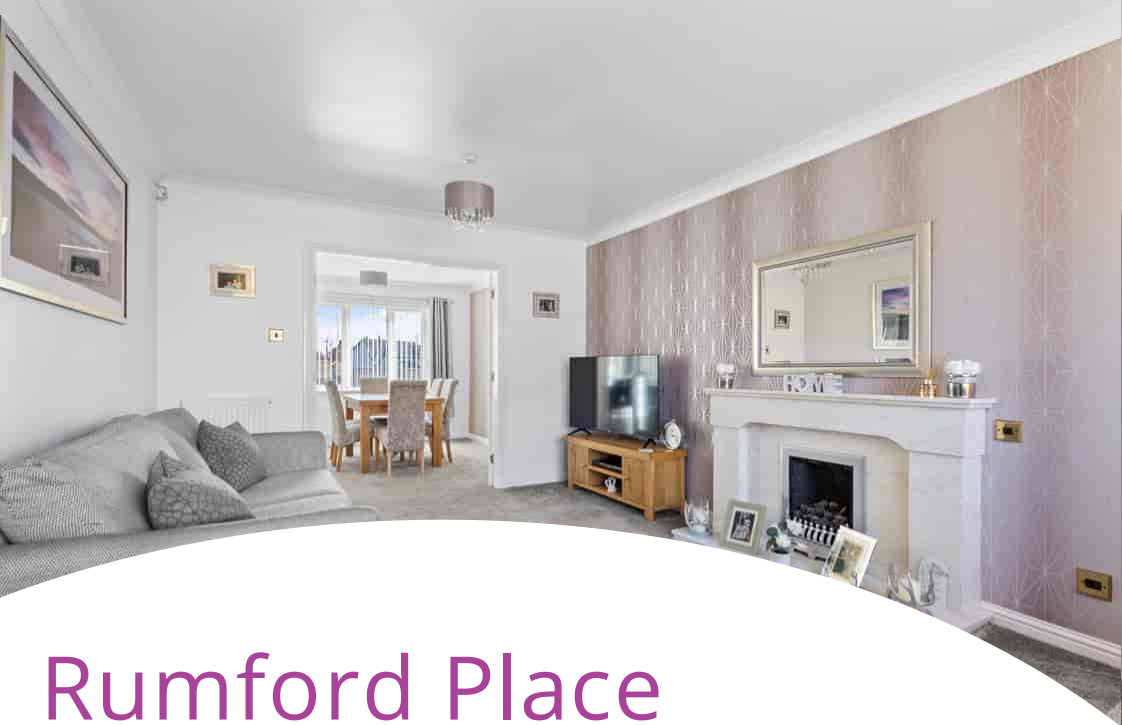




8 Rumford Place  
Kilmarnock, KA3 6FH  
P.O.A.

**GREIG**  
*Residential*





# Rumford Place

Kilmarnock, KA3 6FH

Proudly presenting to the market this immaculate four bedroom detached villa forming part of the highly regarded Southcraigs estate on the Northern periphery of Kilmarnock, situated on a generous corner plot, with ease of access to all local amenities, schooling and direct transport links to Ayr & Glasgow via the M77. Having been lovingly maintained offering an abundance of family living space over two levels with contemporary décor and modern fixtures and fittings throughout, complimented by a substantial well maintained private garden to the rear and plentiful off street parking, this is the pinnacle of modern family living and is sure to impress all who view.





### Hallway

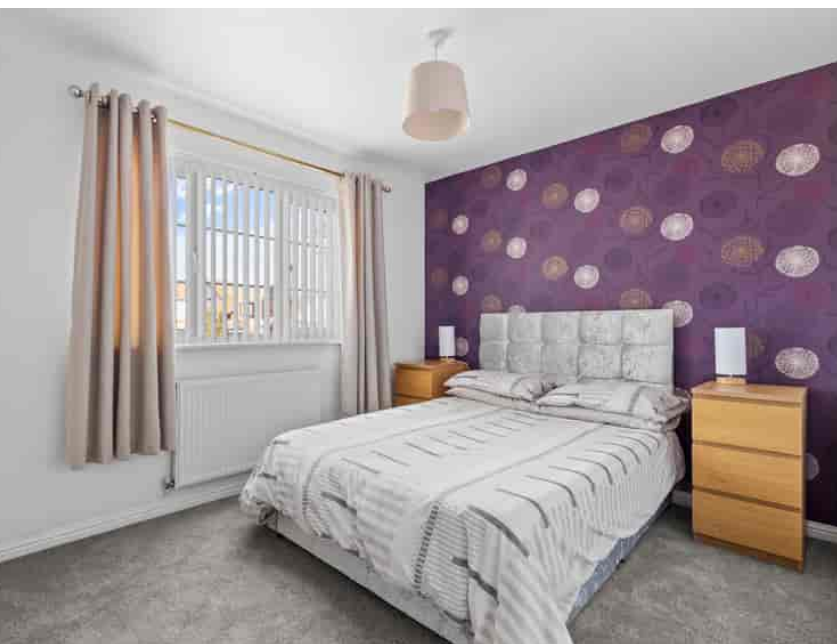
1.85m x 5.24m (6' 1" x 17' 2") Access outer composite front door into hallway offering white décor, fitted carpet, storage cupboard, carpeted staircase to upper level and door access to lounge, kitchen/dining and garage room.

### Lounge

3.46m x 5.24m (11' 4" x 17' 2") Generous main apartment offering contemporary white décor, fitted carpet, double glazed window to the front and double doors giving access to dining room.

### Kitchen/Dining

3.53m x 5.20m (11' 7" x 17' 1") Contemporary open plan fitted kitchen offering ample white gloss wall and base units with contrasting black work surfaces, integrated oven with five burner gas hob and extractor hood, integrated washing machine and dish washer, plumbing/space for American style fridge freezer, sage green tiled splashback, storage cupboard, under cabinet lighting, vinyl flooring, door access to dining room, double glazed window to the rear and sliding patio doors giving access to rear gardens.



### WC/Cloaks

0.86m x 1.59m (2' 10" x 5' 3") Two piece suite comprising of WC and wash hand basin vanity unit, neutral décor and vinyl flooring.

### Dining Room

3.00m x 3.53m (9' 10" x 11' 7") Dining room or flexible use room offering contemporary grey décor, fitted carpet, double glazed window to the rear, double doors giving access to lounge and door access to kitchen/dining.

### Bedroom One

3.46m x 4.46m (11' 4" x 14' 8") Impressive sized master bedroom offering soft neutral décor, fitted carpet, fitted wardrobes, double glazed window to the front and door access to en-suite.

### En-Suite

2.44m x 1.32m (8' 0" x 4' 4") Three piece suite comprising of WC, wash hand basin combination unit and double shower cubicle, chrome heated towel rail, ceiling spotlights, herringbone vinyl flooring and double glazed opaque window to the side.



### Bedroom Two

3.79m x 3.53m (12' 5" x 11' 7") Generous double bedroom offering neutral décor, fitted carpet, fitted wardrobes, double glazed window to the front and door access to jack 'n' jill en-suite.

### Jack 'n' Jill En-suite

2.55m x 1.35m (8' 4" x 4' 5") Three piece suite comprising of WC, wash hand basin combination unit and shower cubicle with electric shower, vinyl flooring and double glazed opaque window to the side.

### Bedroom Three

2.55m x 3.70m (8' 4" x 12' 2") Generous double bedroom offering soft pink/white décor, fitted carpet, double glazed window to the rear and door access to jack 'n' jill en-suite.

### Bedroom Four

2.66m x 3.30m (8' 9" x 10' 10") Double bedroom offering soft green/white décor, fitted carpet, fitted wardrobes and double glazed window to the rear.

### Bathroom

2.20m x 2.09m (7' 3" x 6' 10") Three piece suite comprising of WC, wash hand basin combination unit and mains operated shower over bath, tiling to walls, ceiling spotlights, chrome heated towel rail, vinyl pattern flooring and double glazed opaque window to the rear.

### External

This property boasts a substantial well maintained corner plot to rear laid to lawn and patio, perfect for al fresco dining and entertaining, further enhanced by garden room, currently used as an office.

Complimented by plentiful off street parking on paved driveway to the front, complimented by front lawn.

Benefiting from integral garage room offering additional storage space and garden room, currently used as an office.

### Council Tax Band

Band F





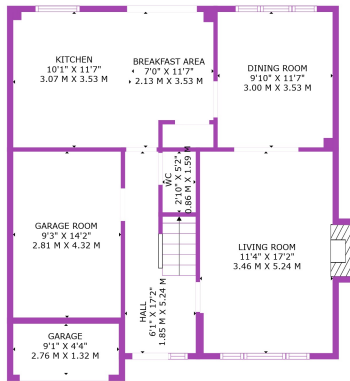


## DISCLAIMER

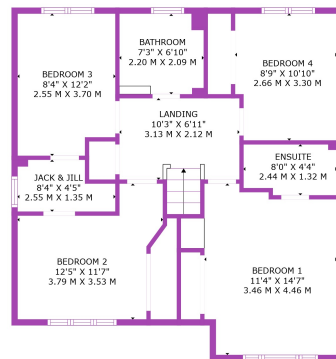
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# GREIG *Residential*



FLOOR 1



FLOOR 2

**TOTAL: 1649 sq. ft, 153 m<sup>2</sup>**

FLOOR 1: 906 sq. ft, 84 m<sup>2</sup>, FLOOR 2: 743 sq. ft, 69 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 40 sq. ft, 4 m<sup>2</sup>, FIREPLACE: 9 sq. ft, 1 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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