



28 Portland Road  
Kilmarnock, KA1 2BS  
P.O.A.

**GREIG**  
*Residential*



# Portland Road

Kilmarnock, KA1 2BS

Greig Residential are delighted to present to the market this imposing extensively renovated five bedroom traditional semi-detached house located in one of the most sought after & rarely available positions in the heart of Kilmarnock offering expansive accommodation over three floors with elevated views over some of the town's most famous institutions.

This property has been lovingly restored & upgraded to the highest standard & is complemented by rarely retained traditional features, impressive rear gardens and driveway. The attention to detail in this property is evident from the outset & is in move in condition, making it the ideal family home, also renovated with efficiency in mind having been extensively insulated & with potential to install log burner. Close to all local amenities including good primary & secondary schooling, restaurants, bars, supermarkets & leisure facilities. It is also ideally located for those looking to commute to neighbouring towns & cities via car or indeed public transport. We are confident this property will impress all who view it.







### Entrance Hallway

8.01m x 2.33m (26' 3" x 7' 8") With access from the outer porch via the solid wood storm doors, through the decorative half glass internal door you are met with the impressive sweeping staircase & your eye is immediately drawn to the immense space in the hallway with ceiling heights of 3.45m. Boasting bespoke ceiling cornicing, feature architraves & deep skirting, the abundance of retained & maintained original features is truly admirable. Contemporary decorated with fresh plush grey carpet underfoot, the hallway provides access to the formal lounge, dining/family room, kitchen & shower room/cloaks, as well as housing a practical understairs storage cupboard.



### Formal Lounge

4.72m x 4.59m (15' 6" x 15' 1") The formal lounge situated to the front of the property is a generous main apartment with a large sash & case bay window to the front. This stunning room has been softly decorated in grey and white tones with a nod to the more traditional period with a contemporary twist, fresh carpet underfoot, ornate ceiling cornicing, picture rail & ceiling rose. As expected with Victorian properties, there is an Edinburgh Press shelved storage recess and feature fireplace. The amount of light that floods in combined with the vast ceiling height makes for a grand formal space.

### Dining/Family Room

3.67m x 3.21m (12' 0" x 10' 6") The property offers a secondary multi-use room on the ground floor which would be an ideal family room, dining room or ground floor bedroom. The large sash window to the rear overlooks the garden. Neutral decor, with fresh fitted carpeting, deep skirting & detailed ceiling coving.



### Dining Kitchen

5.95m x 3.23m (19' 6" x 10' 7") In a stunning modern juxtaposition to the rest of the property, the on-trend handle-less kitchen has a true wow factor whilst offering a functional practical space for both family life & entertaining. Integrated appliances including fridge/freezer, dishwasher, oven, gas hob and hood. Anthracite sink & drainer. The worktops have a marble effect & the decor is crisp white with ceiling spotlights and click vinyl flooring. Sash window to the side & door leading to side gardens, open access to snug/garden room and stunning traditional carpeted staircase leading to the former maid's room above kitchen, comprising of bedroom and bathroom.

### Garden Room/Snug

3.40m x 2.25m (11' 2" x 7' 5") With open access from the kitchen is the cosy snug/garden room complete with crisp white decor, luxury click vinyl flooring, two double glazed Velux windows and triple bi-folding doors overlooking and providing access to rear gardens. Feature fire place with flue ideal for log burning stove to be installed.



### Shower Room

2.84m x 1.89m (9' 4" x 6' 2") Accessed via the practical cloaks area of the hallway, which has plumbing/space for washing machine is the three piece shower room comprising of wash hand basin, wc and double walk in shower cubicle with electric overhead shower. Stylish tiling to walls, click vinyl flooring and traditional sash window to the side.

### Home Office/Bedroom Five

3.42m x 3.32m (11' 3" x 10' 11") A truly unique & quirky feature is the multi-use fifth bedroom which would have formally been a maid's room, paying homage to the history of the property. Accessed via a curving staircase off the kitchen, this generous double sized room could be the perfect space for a bedroom, playroom or indeed home office. Neutrally decorated with freshly fitted carpet, this room is complete with sash window to the rear overlooking the stunning landscaped garden.



### Main Bathroom

2.69m x 2.11m (8' 10" x 6' 11") The family bathroom is situated off of a half-landing on the main staircase. Housing a three piece contemporary suite comprising of wash hand basin, wc and feature freestanding bath with mixer taps. Monochrome design tiling to walls and floor, crisp white decor, sash and case window to the rear and double glazed skylight window.

### Landing

6.78m x 2.40m (22' 3" x 7' 10") The first floor landing is a large space with spectacular views of the restored stained glass window to the rear. Neutrally decorated with carpeted original staircase & further staircase leading to the second floor as well as intricate cornicing, storage cupboard and door access to bedrooms one & two.

### Master Bedroom

6.36m x 4.44m (20' 10" x 14' 7") The Master bedroom is an impressive generous size with spectacular retained traditional features including the large sash and case bay window to the front. This room once again plays host to a shelved Edinburgh Press cupboard, ornate ceiling rose & beautiful intricate ceiling cornicing. Glamorous decor with fresh carpet underfoot & door leading to the en-suite.



### Master En Suite

1.61m x 1.61m (5' 3" x 5' 3") Three piece master en suite shower room comprising of wash hand basin, wc and shower cubicle with mains overhead shower. Contemporary wet wall finish around walls, tiled flooring, neutral decor and sash window to the front.

### Bedroom Two

4.12m x 3.79m (13' 6" x 12' 5") Bedroom two to the rear of the property has a sash window overlooking the stunning landscaped garden. The double bedroom is neutrally decorated with deep skirtings & detailed cornicing continued, there is fresh carpet underfoot. The convenient addition of an Edinburgh Press shelved cupboard gives this room some built in storage.

### Bedroom Three

4.88m x 3.87m (16' 0" x 12' 8") Located on the second floor, bedroom three is another generous double room with unrivaled views via a sash and case dormer window, extending to the Kilmarnock Sheriff Court House, over to Rugby Park & beyond to the leafy canvas of the Howard Park, this is a truly elevated spot. The room is neutrally decorated with fresh carpeting.



### Bedroom Four

4.45m x 3.90m (14' 7" x 12' 10") The fourth double bedroom completes the second floor with fresh neutral decor and fitted carpet, traditional sash window to the front.

### Bathroom

2.29m x 1.72m (7' 6" x 5' 8") Servicing the bedrooms on the second floor is the bathroom housing a three piece contemporary suite comprising of bath with traditional mixer taps, wc & wash hand basin set. Crisp white decor, click vinyl flooring, ceiling spotlights and double glazed Velux window.

### External

In keeping with the immaculate renovation, the rear garden has been landscaped to provide for the perfect outdoor space to compliment this stunning family home. With multiple access points from within the house including kitchen, providing access to the side chipped area, and bi-fold doors to the rear leading to the composite decked patio. There is gated access to the side as well as access to the rear for private off street parking. With freshly manicured lawn bordered by fruit trees, this south facing garden offers something for everyone from space for children to al fresco dining & entertaining.



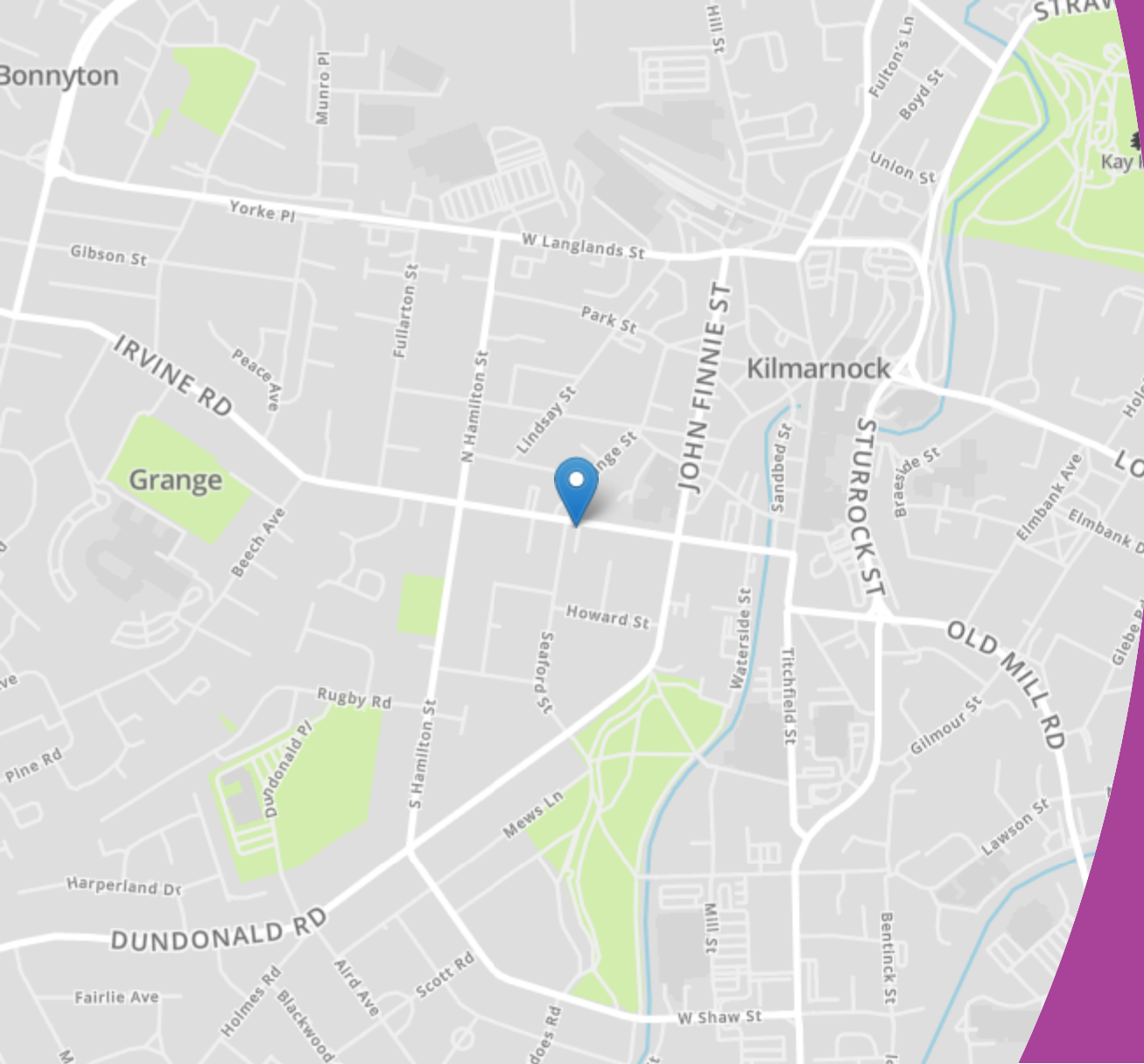
### Council Tax

Band F

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