



# 15 Dunlop Street

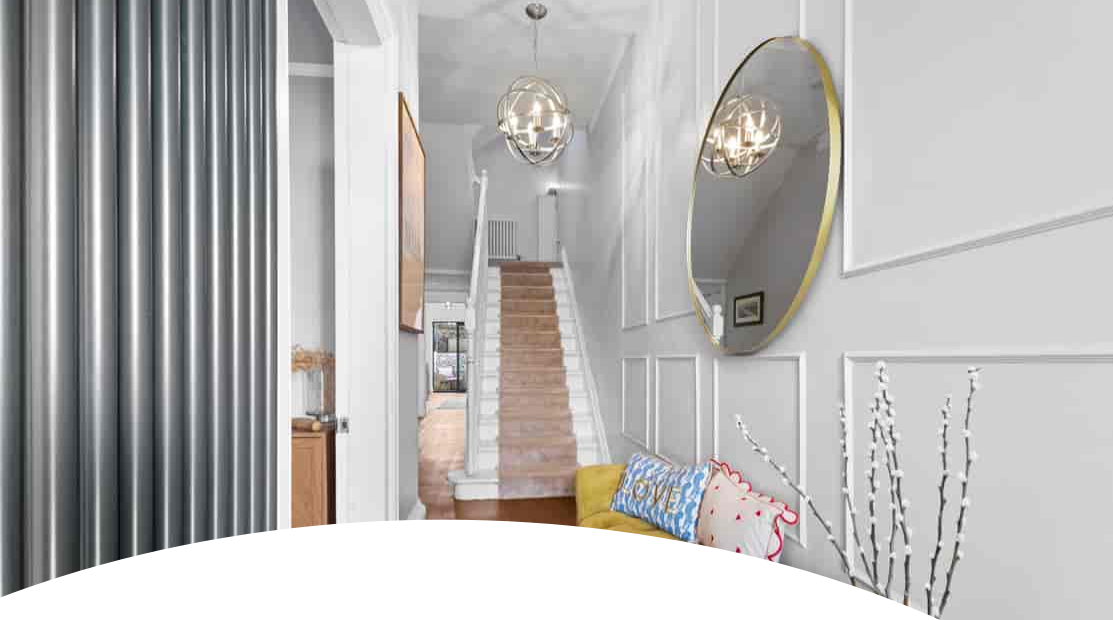
Stewarton

Kilmarnock, KA3 5AT

Offers Over £220,000

**GREIG**  
*Residential*





# Dunlop Street

Stewarton, Kilmarnock, KA3 5AT

Perfectly positioned in the charming commuter town of Stewarton, this traditional three-bedroom semi-detached villa is the epitome of the ideal family home. Beautifully finished with contemporary, stylish décor and modern fixtures and fittings throughout, the property has been upgraded and extended by the current owners, while sympathetically retaining an abundance of traditional features. This stylish villa offers flexible and spacious accommodation arranged over two levels, complemented by private, landscaped gardens.

Ideally located within easy reach of local schooling, direct transport links to Glasgow via the local train station, access to the M77, and a wide range of local amenities, this impressive home is sure to appeal to all who view.





#### Porch

1.38m x 1.14m (4' 6" x 3' 9") The practical entrance porch is complete with neutral decor and traditional tiled flooring.

#### Hallway

9.56m x 2.10m (31' 4" x 6' 11") The welcoming entrance hallway sets the tone for this property, offering tasteful modern decor with LVT flooring, traditional ceiling cornice, practical storage cupboard and a staircase with carpeted runner leading to the upper level. Access to formal lounge, family room, cloaks/wc, utility and kitchen.

#### Formal Lounge

5.76m x 5.06m (18' 11" x 16' 7") The formal lounge is a generously proportioned main living apartment offering contemporary decor with fitted carpet, beautiful traditional features including ceiling cornice, central rose and deep skirtings. Feature double glazed bay window to the front and plentiful space for freestanding furniture.

#### Kitchen/Diner

6.21m x 3.14m (20' 4" x 10' 4") Impressive dining sized fitted kitchen offering an excellent range of stylish white shaker wall and base storage units with complementary work surfaces, traditional Belfast sink, integrated appliances including oven, gas hob and microwave. Plumbing/space for washing machine and fridge/freezer, ceiling spotlights, stylish decor and LVT flooring. Ample space for dining furniture, double glazed windows to the side, eye-catching bi-fold doors leading out into the rear gardens.

#### Utility

1.62m x 1.04m (5' 4" x 3' 5") Practical utility with additional storage units, plumbing/space for washing machine and crisp white decor.

#### Cloaks/WC

1.68m x 1.01m (5' 6" x 3' 4") Useful two piece cloaks/wc comprising of a wash hand basin and wc, with neutral decor, tiled flooring, heated towel rail and double glazed opaque window to the side.

#### Bedroom Three/Family Room

4.67m x 4.11m (15' 4" x 13' 6") Located on the ground floor is bedroom three, a generous double room currently utilised as a family room offering modern decor, LVT flooring and charming



#### Bedroom One

5.34m x 3.70m (17' 6" x 12' 2") On the upper level the master bedroom is a sizeable double offering contemporary decor with ceiling cornice, fitted carpet and open wardrobe space. Double glazed traditional bay window to the front.

#### Bedroom Two

4.42m x 3.65m (14' 6" x 12' 0") The second double bedroom is complete with stylish decor, ceiling cornice, fitted carpet and a double glazed window to the rear overlooking the gardens.

#### Bathroom

Completing the accommodation is the four piece family bathroom suite comprising of a wash hand basin, wc, bath and shower cubicle with overhead mains shower. Contemporary tiling to walls and floor, heated towel rail, LED mirror and ceiling spotlights. Double glazed opaque window to the front.

#### External

Positioned on a generous plot, this excellent villa boasts private garden grounds to the front and rear. The front gardens are laid to lawn with chipped borders and a paved pathway. The landscaped rear gardens comprise of decking and a paved patio leading up to artificial lawn with a decked seating area. Both front and rear gardens are fully enclosed allowing for a safe and peaceful outdoor family space.

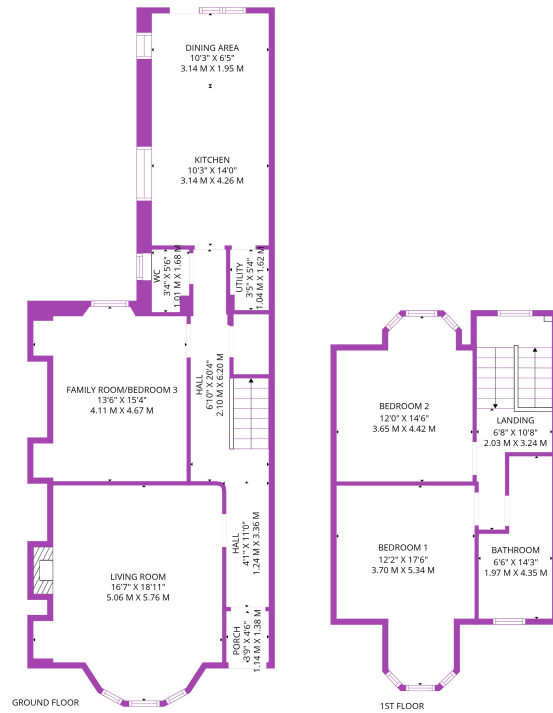
#### Council Tax

Band E

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**TOTAL: 1322 sq. ft, 122 m<sup>2</sup>**

Ground floor: 865 sq. ft, 80 m<sup>2</sup>, 1st floor: 457 sq. ft, 42 m<sup>2</sup>

EXCLUDED AREAS: UTILITY: 18 sq. ft, 2 m<sup>2</sup>, PORCH: 17 sq. ft, 2 m<sup>2</sup>, FIREPLACE: 9 sq. ft, 1 m<sup>2</sup>,  
LOW CEILING: 57 sq. ft, 5 m<sup>2</sup>, WALLS: 127 sq. ft, 13 m<sup>2</sup>

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