



5 Walker Court

Hurlford
Kilmarnock, KA1 5JZ

P.O.A.

GREIG
Residential



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Situated on an extensive wraparound plot within the heart of Hurlford, this substantial traditional villa offers an unrivalled amount of accommodation over seven apartments including a superb conservatory. Further benefiting from a large workshop, office and detached double garage with high roller doors perfect for families working from home or running a business. This impressive family home boasts neutral décor with an abundance of traditional original features throughout, mature landscaped gardens and a sweeping driveway with ample off street parking. This unique villa is truly one of a kind and is sure to impress all who view.





Hallway

2.81m x 5.03m (9' 3" x 16' 6") Access is given via a wooden and decorative glazed outer door to a welcoming entrance hallway offering soft neutral décor, original feature ceiling cornicing, two practical storage cupboards and solid wood flooring. The hallway gives access to the formal lounge, sitting room, kitchen and an original solid wood staircase leads to the upper level.

Living Room

4.52m x 5.36m (14' 10" x 17' 7") The formal lounge offers a grand front facing second apartment featuring neutral décor, plentiful space for free standing furniture, ceiling coving and central rose, an impressive log burning stove, fitted carpet, double glazed window and door access to the dining room.

Family Room/ Dining Room

4.72m x 4.18m (15' 6" x 13' 9") The impressive family room is a generously proportioned apartment boasting neutral décor, plentiful space for free standing furniture, a feature fireplace with a superb iron and granite hearth, decorative ceiling coving and central rose, laminate flooring and a traditional sash and case double glazed window to the front.



Home Office

3.88m x 3.45m (12' 9" x 11' 4") Well proportioned apartment currently utilised as a home office offering neutral décor, ceiling coving, laminate flooring and UPVC French doors leading to the conservatory. Broadband connection is directly in to this room.

Conservatory

6.28m x 3.91m (20' 7" x 12' 10") Featuring an impressive vaulted glazed roofline this superb conservatory is complete with neutral décor, oak effect laminate flooring, high spec tilt and turn window to allow for maximum ventilation, three sets of French doors allowing access from the kitchen, dining room and rear garden.

Kitchen

3.92m x 4.11m (12' 10" x 13' 6") The impressive fully fitted spacious dining sized kitchen was fully refitted in 2019 and is complete with contemporary two tonal shaker style wall and base units offering ample storage with complementary work surface, integrated oven, microwave, gas hob and dish washer, central island offering serving space complete with a sink and drainer, integrated recycling unit, plumbing and space for American fridge freezer, neutral décor, oak effect laminate flooring and a double glazed window to the rear.



Utility Room/Laundry

1.80m x 1.90m (5' 11" x 6' 3") The utility room comprises of additional base storage units, plumbing and space for a washing machine, neutral décor with traditional exposed stone work and access to the shower room.

Pantry

2.12m x 2.45m (6' 11" x 8' 0") Conveniently located off the kitchen/utility room the practical pantry is complete with additional wall and base units providing ample additional storage, a Belfast sink and tiled flooring.

Shower Room

1.80m x 1.84m (5' 11" x 6' 0") Stylish three piece shower room comprising of a wash hand basin, wc, shower cubicle with mains shower, crisp white tiling to walls and flooring and a window with traditional shutter to the front.

Bedroom One

4.65m x 5.31m (15' 3" x 17' 5") The impressive master bedroom is a substantial king sized apartment offering neutral décor, two fitted wardrobes, laminate flooring, a double glazed window to the side, triple double glazed dormer windows to the front and access to en-suite facilities.



Jack n Jill

4.25m x 2.17m (13' 11" x 7' 1") Convenient Jack n Jill bathroom accessed from the master bedroom and bedroom two comprising of a wash hand basin, wc, double walk in shower cubicle, corner bath, crisp white tiling to walls and flooring and a double glazed opaque window to the rear.

Bedroom Two

4.14m x 3.45m (13' 7" x 11' 4") A generous double bedroom with contemporary décor, ceiling spotlights, laminate flooring, a double glazed window to the side, a double glazed dormer to the front and access to en-suite facilities.

Bedroom Three

3.68m x 3.10m (12' 1" x 10' 2") A good sized double bedroom offering neutral décor, fitted wardrobes, laminate flooring, double glazed dormer to the front.

Upper Landing

3.81m x 2.60m (12' 6" x 8' 6") The upper landing offers access to three double bedrooms, bathroom, two practical storage cupboards and a galleried traditional staircase leads to the lower level.



Garage/Workshop

9.99m x 6.91m (32' 9" x 22' 8") Two roller doors give access to the sizeable garage with ample room for large vehicles and has door access to the office. Concreted floor with loft storage.

Workshop/Office

Workshop: 7.03m x 6.91m (23' 1" x 22' 8")
Office: 2.49m x 5.62m (8' 2" x 18' 5") A great office space perfect for working from home or running a business, ample storage space, water and electrical supply, window and door to the front.

W/C

1.83m x 1.18m (6' 0" x 3' 10") WC comprising of a wash hand basin and wc.

Externally

A sweeping Monoblock driveway leads to the property and an large chipped parking area providing ample space for off street parking and extensive wraparound gardens. The mature garden offer a well manicured lawn, mature shrubbery and a paved patio perfect for al fresco dining.



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Total scanned area: 4302 sq. ft

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