



35 Holehouse Road  
Kilmarnock, KA3 7AU  
Offers Over £290,000

**GREIG**  
*Residential*



# Holehouse Road

Kilmarnock, KA3 7AU

Perfectly positioned within the heart of Kilmarnock's prestigious London Road area, this exceptional five apartment traditional villa has been meticulously refurbished to an exacting standard, with every detail carefully considered to create an outstanding family home. The property offers a generous and versatile layout arranged over two levels, effortlessly accommodating a range of modern lifestyles. Presented in elegant contemporary décor with high quality fixtures and fittings, the home beautifully balances modern luxury with a wealth of lovingly preserved period features, resulting in a truly impressive and character filled interior. Externally, the property is further enhanced by ample off street parking and extensive, landscaped gardens.

Ideally located within walking distance of the highly regarded Kay Park, offering picturesque woodland walks and recreational facilities, as well as preferred local schooling, town centre amenities, and excellent transport links, this remarkable home truly ticks every box and will appeal to even the most discerning of buyers.



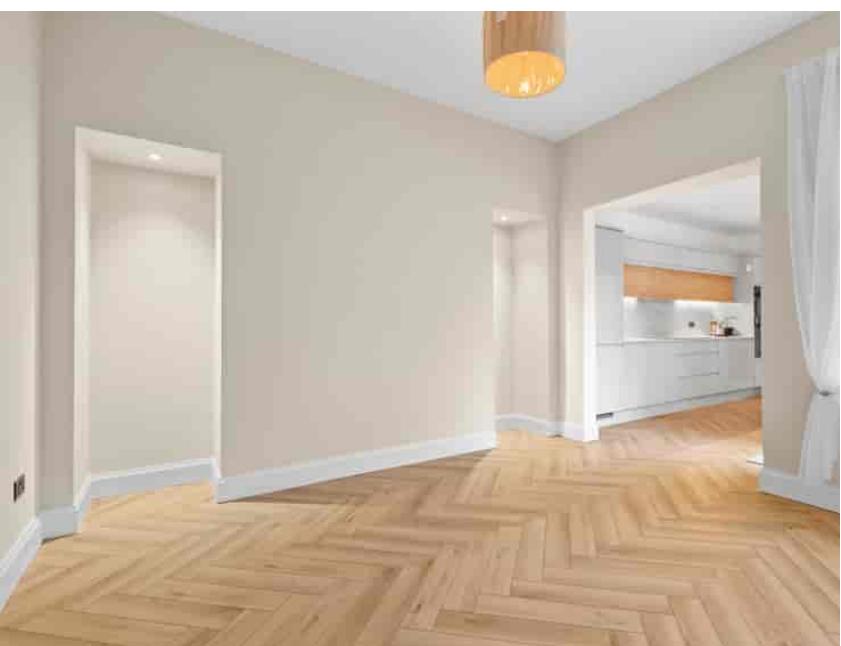


## Porch

1.15m x 0.72m (3' 9" x 2' 4") Access is given to a welcoming entrance porch boasting modern decor, original tiled flooring and an original wood door with traditional window formation leading to the hallway.

## Hallway

3.01m x 1.24m (9' 11" x 4' 1")  
1.70m x 2.38m (5' 7" x 7' 10") The grand hallway offers stylish contemporary decor, practical storage cupboard, traditional high ceiling with intricate cornicing, deep skirtings and fitting carpet. The hallway gives access to the lounge, dining room, bedroom three, shower room and a carpeted staircase leads to the upper level.



## Lounge

4.13m x 5.31m (13' 7" x 17' 5") Generously proportioned main apartment featuring stylish contemporary decor, plentiful space for free standing furniture, traditional high ceiling complete with central rose and coving, deep skirtings, fitted carpet and a large traditional bay window to the front.

## Dining Room

4.13m x 3.72m (13' 7" x 12' 2") A spacious second apartment offering a modern open plan layout to the kitchen, perfect for an additional family room or dining room. Comprising of soft neutral decor, LVT flooring and a double glazed window to the rear.



## Kitchen

2.45m x 4.73m (8' 0" x 15' 6") Fully fitted contemporary dining sized kitchen complete with a modern open plan layout to the dining room, ample wall and base storage units with complimentary work surface, integrated oven, induction hob, microwave and fridge freezer, composite sink and drainer, plumbing and space for washing machine, modern decor, ceiling spotlights, LVT flooring, a double glazed window to the side and a door to the rear garden.



## Utility

2.45m x 1.54m (8' 0" x 5' 1") Practical utility room boasting additional work surface space, storage units, space for washing machine and tumble drier and a door leading to the rear garden.

## Bedroom Three

2.86m x 3.72m (9' 5" x 12' 2") Conveniently located on the lower level bedroom three is a spacious apartment offering modern decor, ceiling corning, deep skirtings, fitted carpet and a double glazed window to the rear. This is a great space that could be flexibly utilised as a home office or additional family space to suit any lifestyle.

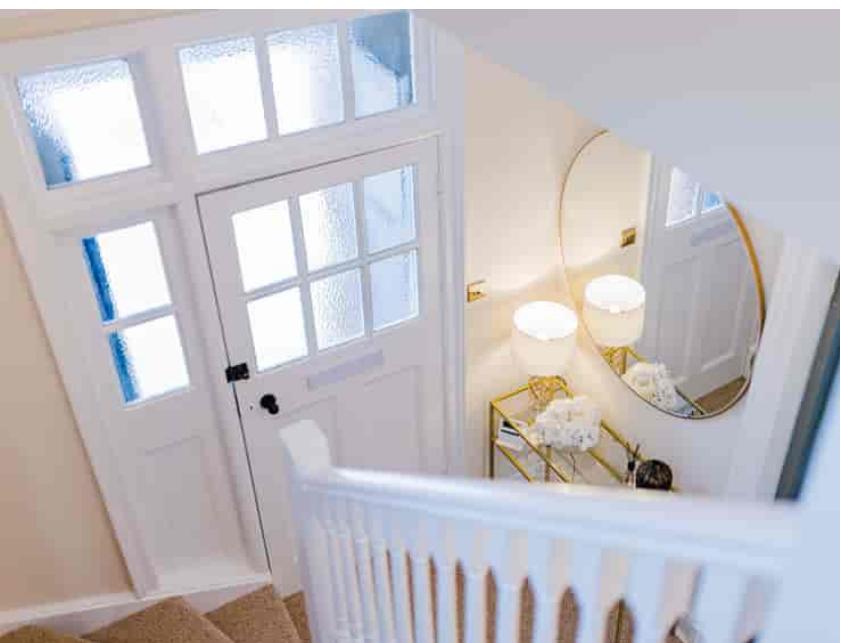


### Shower Room

2.72m x 1.24m (8' 11" x 4' 1") Located on the lower level the stylish shower room comprises of a wash hand basin with vanity storage, wc, shower cubicle with mains shower, contemporary decor with stylish half height tiling and tiling around shower, stunning gold finishes, LED mirror, heated towel rail and LVT flooring.

### Bedroom One

4.34m x 4.56m (14' 3" x 15' 0") The master bedroom is an impressive double offering modern decor, deep skirtings, fitted carpet and a large double glazed window to the front.

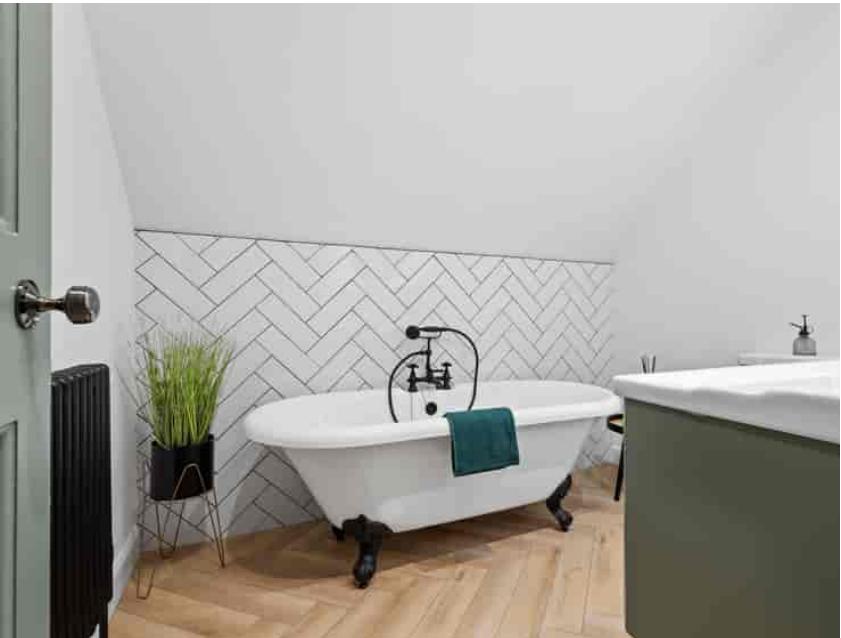


### Bedroom Two

4.19m x 4.10m (13' 9" x 13' 5") Spacious double bedroom with modern decor, ceiling cornicing and traditional deep skirtings, fitted carpet and a double glazed window to the rear.

### Bathroom

2.47m x 2.10m (8' 1" x 6' 11") Completing the accommodation is the impressive family bathroom comprising of a wash hand basin with vanity storage, wc, roll top traditional bath, LED mirror, modern decor with stylish tiling and stunning black finishes, ceiling spotlights, LVT flooring and a double glazed window to the side.



## Externally

Occupying a generous and private plot with landscaped gardens to both the front and rear. The front garden has been elegantly finished with decorative stone chippings, providing extensive off street parking and gated access to the rear. The rear garden is a beautifully curated outdoor retreat, ideal for alfresco dining and entertaining, featuring stylish chippings, a well maintained lawn, mature planted borders, and an expansive paved patio creating a seamless blend of practicality and refinement.

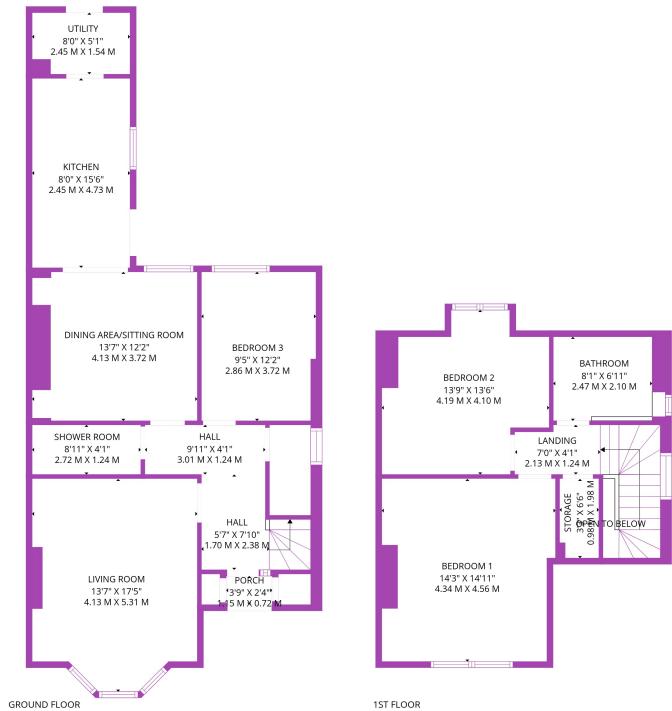
## Council Tax Band

Band D



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**TOTAL: 1293 sq. ft, 120 m<sup>2</sup>**  
 Ground floor: 818 sq. ft, 76 m<sup>2</sup>, 1st floor: 475 sq. ft, 44 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 41 sq. ft, 4 m<sup>2</sup>, PORCH: 9 sq. ft, 1 m<sup>2</sup>, STORAGE: 18 sq. ft, 2 m<sup>2</sup>  
 LOW CEILING: 38 sq. ft, 4 m<sup>2</sup>, OPEN TO BELOW: 7 sq. ft, 1 m<sup>2</sup>, WALLS: 133 sq. ft, 11 m<sup>2</sup>

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