



48 South Hamilton Street  
Kilmarnock, KA1 2DT  
P.O.A.

**GREIG**  
*Residential*



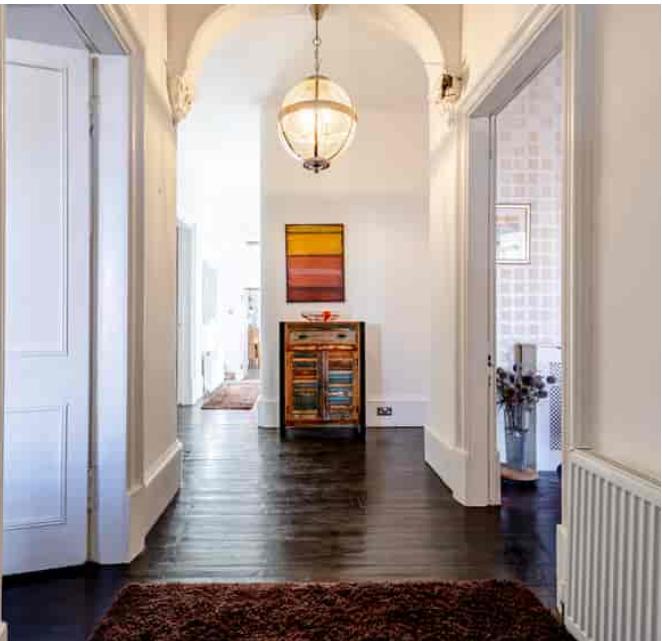
# South Hamilton Street

Kilmarnock, KA1 2DT

Greig Residential are delighted to present to the market this substantial, five bedroom traditional detached house located in one of the most sought after and rarely available residential areas of Kilmarnock. Situated on an extensive plot boasting generous flexible accommodation throughout and complemented by an abundance of rarely retained traditional features, private rear gardens and off street parking.

This impressive family home is ideally located within walking distance to the ever popular Howard Park, local amenities and within a preferred school catchment area. Perfect for those looking to commute with close proximity to direct transport links and public transport. Having been lovingly presented by the current owner we are confident this will impress all who view.





### Hallway

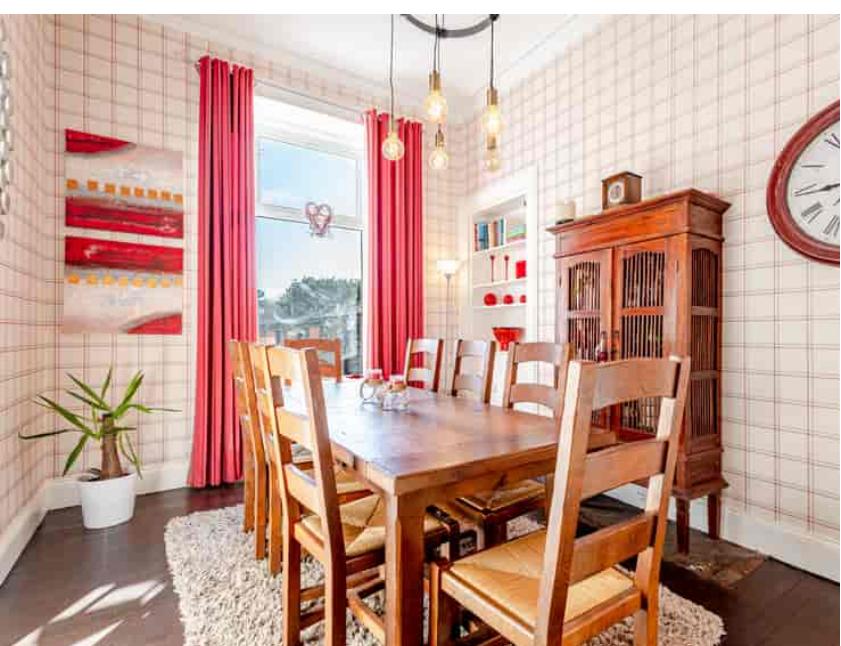
1.76m x 9.85m (5' 9" x 32' 4") Access is given via an outer wooden door to grand entrance hallway offering neutral décor, traditional high ceilings, high skirting boards, traditional cornicing, decorative architrave and rich hard wood flooring. The hallway gives access to the formal lounge, sitting room, dining room, kitchen, wc/cloaks, lower bedroom and a carpeted staircase leads to the upper level.

### Formal Lounge

4.95m x 5.97m (16' 3" x 19' 7") Generously proportioned main apartment boasting soft neutral décor, plentiful space for free standing furniture, feature gas fire within a striking surround, traditional high ceiling and cornicing, traditional high skirting boards, a shelved recess with practical storage, rich hardwood flooring and a traditional large bay window to the front.

### Sitting Room

4.46m x 4.26m (14' 8" x 14' 0") Superb second apartment currently utilised as a sitting room comprising of neutral décor, feature gas fire within a decorative tiled and stone surround, traditional high ceiling and cornicing, hardwood flooring and two double glazed windows to the front.



### Dining Room

3.33m x 4.21m (10' 11" x 13' 10") Rear facing spacious formal dining room boasting contemporary neutral décor, high ceiling and cornicing, hardwood flooring and a double glazed window.

### Kitchen

5.02m x 5.60m (16' 6" x 18' 4") Fully fitted stylish dining sized kitchen complete with matt white wall and base units offering ample storage with contrasting wood work surfaces, integrated five burner induction hob, double oven, wine cooler, plumbing and space for American style fridge freezer and dish washer, neutral décor with modern wood effect splashback, ceiling spotlights, plentiful space for dining table and chairs, tiled flooring, a double glazed window to the rear, two double glazed windows to the side and double patio doors overlooking and leading to the rear garden.

### Utility

2.07m x 3.84m (6' 9" x 12' 7") Practical utility offering addition base storage units, plumbing and space for washing machine and tumble drier, vinyl flooring, double glazed opaque window to the side and door leading to the garden.



### Study

2.91m x 3.01m (9' 7" x 9' 11") Spacious apartment on the lower level currently utilised as a study offering neutral décor, ceiling coving, fitted carpet and a double glazed window to the rear.

### Bedroom Three

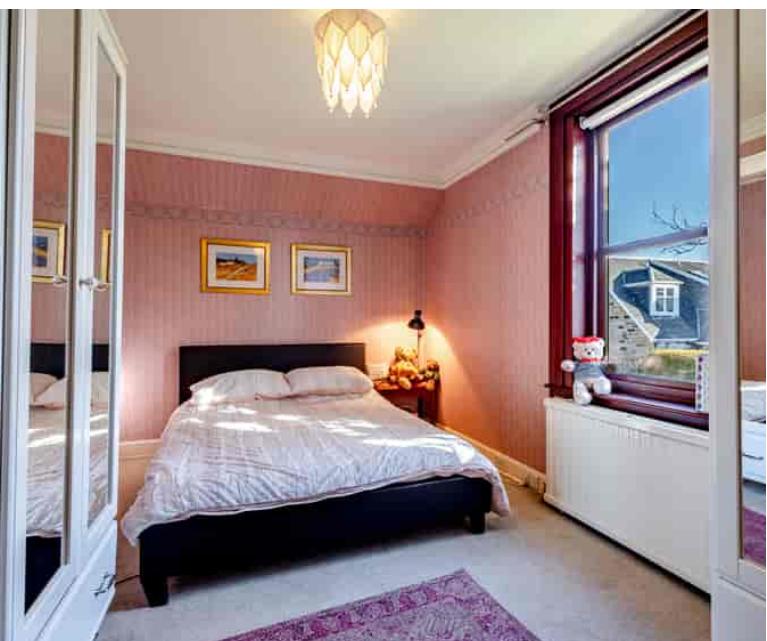
3.84m x 3.93m (12' 7" x 12' 11") Conveniently located on the lower level the spacious forth bedroom offers neutral décor, fitted wardrobes providing ample storage, fitted carpet and a double glazed window to the side.

### WC/Cloaks

3.64m x 1.31m (11' 11" x 4' 4") Practical wc/clocks conveniently located on the lower level comprising of a wash hand basin with vanity unit, wc, chrome heated towel rail, chrome heated towel rail, tiling to walls and flooring and a double glazed opaque window to the side.

### Bedroom One

6.68m x 4.67m (21' 11" x 15' 4") Impressive king sized master bedroom boasting contemporary décor, two practical storage cupboards, hardwood flooring, two double glazed windows to the front and access to en-suite facilities.



### En-Suite

1.44m x 2.10m (4' 9" x 6' 11") Modern en-suite comprising of a wash hand basin with vanity unit, wc, shower cubicle, fully tiles to walls and flooring.

### Bedroom Two

4.07m x 4.81m (13' 4" x 15' 9") Generous double bedroom with contemporary grey décor, fitted carpet and two double glazed windows to the front.

### Bedroom Four

5.02m x 2.85m (16' 6" x 9' 4") Bedroom four is a generous double with soft neutral décor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

### Bedroom Five

2.99m x 3.11m (9' 10" x 10' 2") A good sized single bedroom offering fresh white décor, storage cupboard, double fitted wardrobes, laminate flooring and a velux window to the side.



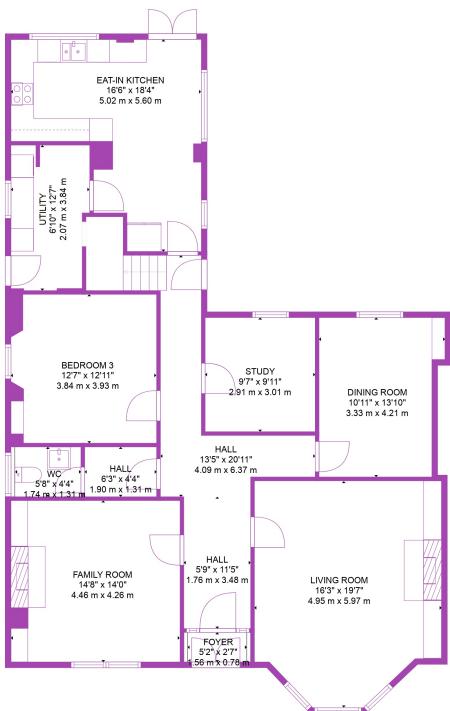
## Bathroom

3.07m x 3.62m (10' 1" x 11' 11") Completing the accommodation is the sizable family bathroom comprising of a wash hand basin, wc, bath with overhead electric shower, tiling to walls and flooring and a double glazed opaque window to the side.

## Disclaimer

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GROSS INTERNAL AREA  
FLOOR 1: 1537 sq. ft, 143 m<sup>2</sup>, FLOOR 2: 1167 sq. ft, 108 m<sup>2</sup>  
TOTAL: 2704 sq. ft, 251 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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