



13 Ingram Place  
Kilmarnock, KA3 1RT  
Offers Over £240,000

**GREIG**  
*Residential*





# Ingram Place

Kilmarnock, KA3 1RT

Positioned in one of Kilmarnock's most sought after addresses on the periphery of the ever popular Dean Castle Country Park, this impressive five-bedroom, detached villa boasts a preferred end of cul-de-sac plot with extensive, landscaped gardens and surrounding woodland views whilst maintaining ease of access to all local amenities. Offering spacious accommodation with great versatility perfect for single-storey or family living, this characterful property is complemented by off-street parking.

This ideal family home is sure to impress all who view.





### Hallway

6.17m x 1.22m x 4.90 (20' 3" x 4' 0" x 16'1") Access is through outer wooden and glazed doors to a welcoming entrance hallway boasting soft neutral décor, traditional high ceiling and architrave, practical storage cupboard and a fitted carpet. The hallway gives access to lounge, kitchen, bathroom, dining room, bedroom one, two and three and a carpeted staircase leads to the upper level.

### Lounge

5.24m x 4.19m (17' 2" x 13' 9") Generously proportioned main apartment offering neutral décor, ceiling coving, original alcove, fitted carpet and triple double-glazed windows to the front.



### Kitchen

4.04m x 3.01m (13' 3" x 9' 11") Stylish fitted kitchen complete with contemporary white gloss wall and base units providing ample storage with complementary work surface, integrated oven, microwave, gas hob and extractor hood, integrated fridge freezer and dish washer, stainless-steel sink and drainer, and washing machine. Neutral décor and laminate flooring is complemented by a double-glazed window offering stunning, elevated views of the rear garden. A door leads to the side of the property from which front and back gardens can be accessed.





## Bathroom

2.00m x 1.97m (6' 7" x 6' 6") Conveniently located on the lower level, the family bathroom comprises a wash hand basin, wc, bath with overhead electric shower, neutral tiling to walls, vinyl flooring and a double-glazed opaque window to the rear.

## Dining Room

4.02m x 3.50m (13' 2" x 11' 6") A superb second apartment currently utilised as a dining room offering neutral décor, ceiling coving, fitted carpet and double-glazed bay window to the rear, providing elevated views of the rear garden and surrounding woodland.



## Bedroom One

3.57m x 3.36m (11' 9" x 11' 0") The master bedroom is conveniently located on the lower level and is a generous double, boasting soft neutral décor, fitted carpet, two double-glazed windows to the rear with garden views.

## Bedroom Two

3.94m x 3.36m (12' 11" x 11' 0") Spacious double bedroom comprising soft neutral décor, double storage cupboard, fitted carpet and two double-glazed windows to the front. Located on the lower level.





### Bedroom Three

3.61m x 3.43m (11' 10" x 11' 3") A good sized double bedroom with neutral décor, ceiling coving, fitted carpet and two double-glazed windows to the front.

### Bedroom Four

3.86m x 2.94m (12' 8" x 9' 8") The fourth double bedroom is located on the upper level and comprises neutral décor, fitted carpet, door to large attic space and four double-glazed windows offering stunning elevated views to the rear.



### Bedroom Five/ Study

3.27m x 1.56m (10' 9" x 5' 1") A single bedroom or study offering neutral décor, fitted carpet, door to large attic space and a double-glazed velux window to the front.

### Shower Room

2.77m x 1.52m (9' 1" x 5' 0") Completing the accommodation is the shower room comprising a wash hand basin, wc, shower cubicle, vinyl flooring and a double-glazed window to the rear.



## Externally

Externally this property boasts extensive private gardens to the front and rear. The front garden has been designed with ease of maintenance in mind, being laid to chip with a paved driveway to the side allowing for ample off street parking. The large rear garden has an impressive, well-tended lawn bordered by mature plants and shrubbery and chipped pathways. A summerhouse with electricity supply and the ample lawn ensures a perfect location for al fresco dining and entertaining. The rear of the house also offers access to a large basement equipped with electricity which is suitable for storage as well as housing additional white goods.

## Council Tax Band

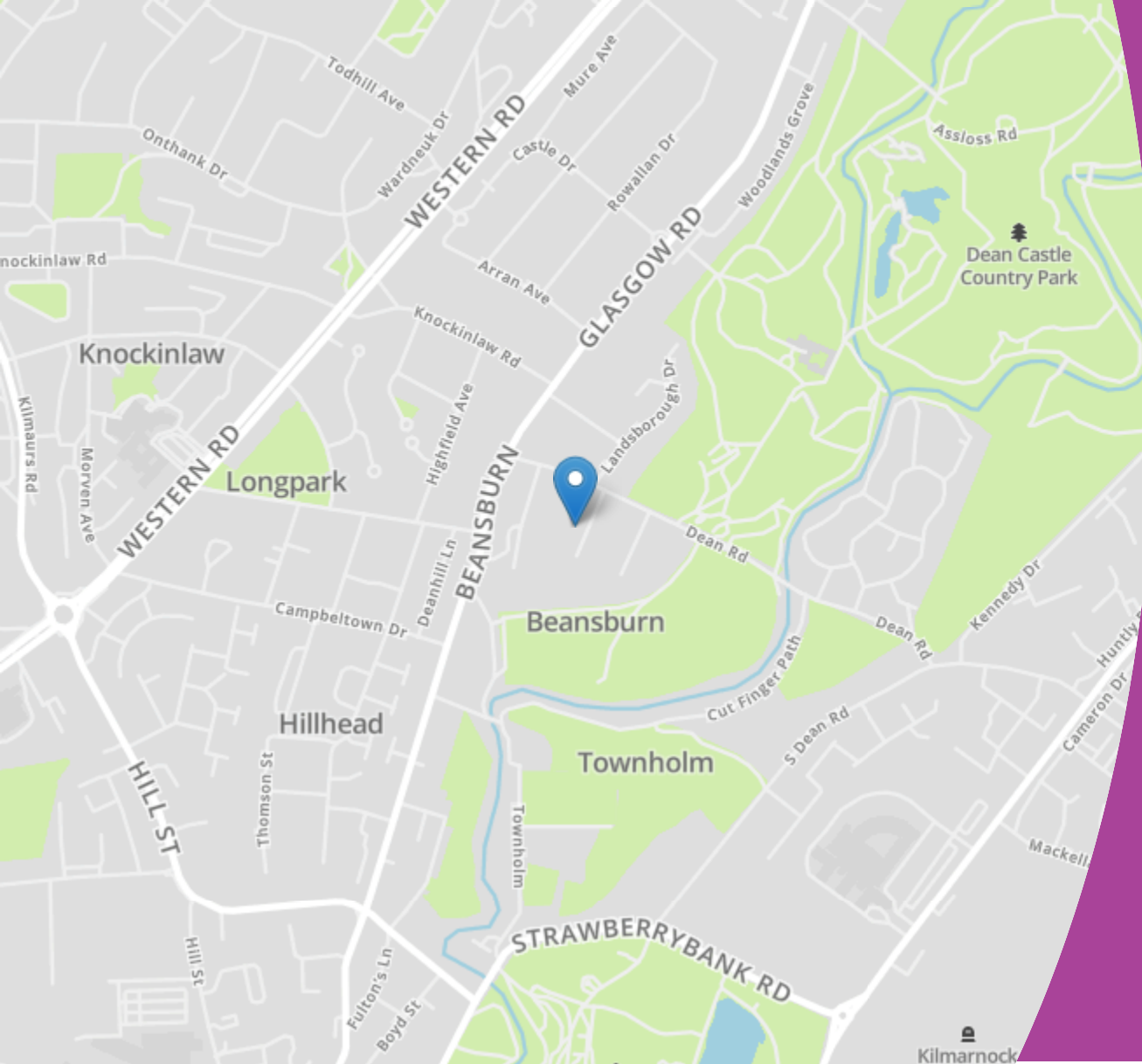
Band F

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