



65a London Road
Kilburn, KA3 7AH
P.O.A.

GREIG
Residential



London Road

Kilmarnock, KA3 7AH

Greig Residential are delighted to present to the market this traditional blonde sandstone three bedroom lower conversion situated in arguably one of Kilmarnock's most prominent addresses offering direct access to town centre amenities, preferred schooling and transport links. Offering all on the level flexible accommodation throughout and complemented by own private front and rear door access, extensive south facing private gardens and ample off street parking.

Having been lovingly presented by the current owner whilst sympathetically retaining an abundance of traditional features this is the ideal family home and is sure to impress all who view.





Hallway

1.75m x 9.98m (5' 9" x 32' 9") Access is given via an outer storm door and stained glass wooden inner door to a grand welcoming hallway offering neutral décor, traditional high ceiling, decorative architrave, two practical storage cupboards and fitted carpet. The hallway gives access to the lounge, kitchen/dining room, three bedrooms and bathroom.

Lounge

4.46m x 6.65m (14' 8" x 21' 10") Impressive main apartment boasting a wealth of tradition features comprising of soft neutral décor, a feature gas fire place set within a decorative marble surround, traditional ceiling coricing and central rose, plentiful space for free standing furniture, fitted carpet and a large traditional bay window to the front.

Kitchen/Dining Room

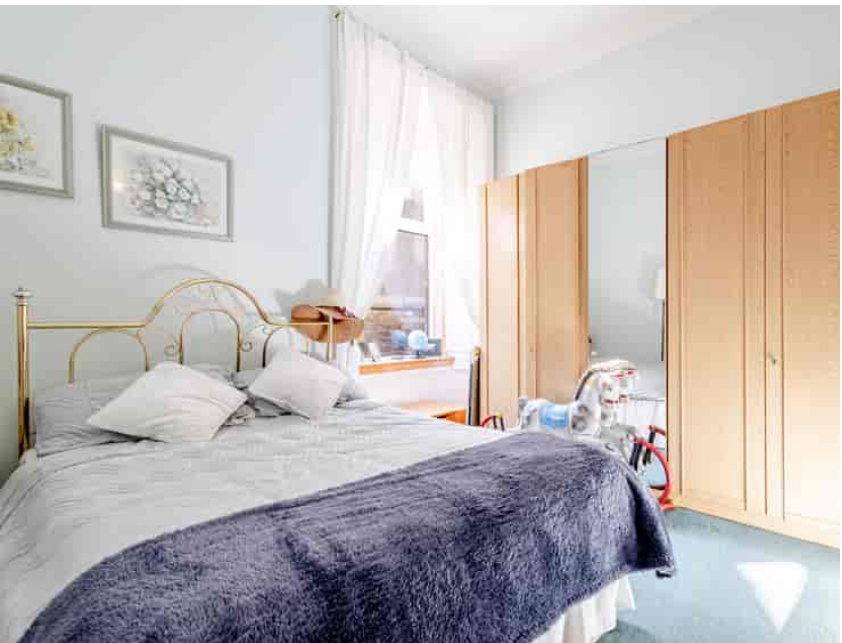
5.74m x 2.68m (18' 10" x 8' 10") Spacious dining sized kitchen complete with ample wall and base storage units with contrasting work surface, integrated oven, gas hob and hood, stainless steel sink and drainer, plumbing and space for washing machine, tumble drier and fridge freezer, neutral décor, tiled splashback, plentiful space for dining table and chairs, vinyl flooring to the kitchen and laminate flooring, double glazed window to the rear and side and a UPVC double glazed door leading to the rear garden.

Bedroom One

4.46m x 3.35m (14' 8" x 11' 0") The master bedroom is a superb double offering soft neutral décor, sliding door leading to the walk in wardrobe providing ample storage, traditional high ceiling, fitted carpet, two large double glazed windows to the side and door leading to the ensuite.

En-Suite

2.46m x 1.60m (8' 1" x 5' 3") Practical en-suite comprising of a wash hand basin and wc combination unit, corner shower cubicle with mains shower, tiling to walls and flooring and a double glazed opaque window to the side.



Bedroom Two

3.25m x 4.08m (10' 8" x 13' 5") Generous double bedroom, with neutral décor, practical storage cupboard, fitted carpet and a double glazed window to the side.

Bedroom Three

3.25m x 4.17m (10' 8" x 13' 8") Bedroom three is a spacious double currently utilised as a sitting room offering contemporary grey décor, practical storage cupboard, laminate flooring and a large double glazed window to the rear.

Externally

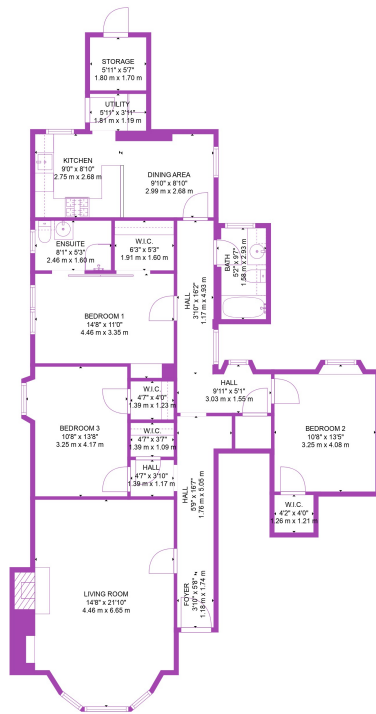
Externally this property boasts extensive private front and rear gardens, the front garden has been fully laid to red chip offering ample off street parking whilst the substantial rear south facing garden offers a large well manicured lawn area, an area laid to chip and a paved patio perfect for al fresco dining and entertaining.

Council Tax Band

Band D

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GROSS INTERNAL AREA
FLOOR 1: 1427 sq. ft., 133 m²
TOTAL: 1427 sq. ft., 133 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA

