



3 Kilmarnock Road
Kilmaurs, KA3 2RB
P.O.A.

GREIG
Residential



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Occupying an enviable position on the edge of the ever popular commuter town of Kilmaurs with stunning open countryside outlooks, this superb three bedroom semi detached traditional villa effortlessly combines classic charm with contemporary style, the perfect family home for modern living. Generously proportioned across two levels, the property is enhanced by two family rooms, a utility area and a convenient WC, providing exceptional flexibility for today's lifestyle needs. This beautiful home is presented in true walk in condition with modern décor and high quality finishes whilst retaining a wealth of traditional features throughout. Set within a generous plot, the property offers ample off street parking to the front and rear, a detached garage, and beautiful private landscaped gardens.

Perfectly placed, Kilmaurs offers an excellent range of local amenities, schooling, and superb transport links, including a direct rail connection to Kilmarnock and Glasgow. Rarely available, this family home is certain to impress even the most discerning of buyers.





Porch

1.64m x 1.30m (5' 5" x 4' 3") A UPVC provides access to a welcoming entrance porch offering neutral decor, tiled flooring and a door leading to the hallway.

Hallway

2.12m x 7.58m (6' 11" x 24' 10") A spacious hallway boasting neutral decor, traditional high ceiling with ceiling cornicing and feature architrave, practical storage cupboard, traditional deep skirtings and fitted carpet. The hallway gives access to the lounge, dining room and a carpeted staircase leads to the upper level.

Lounge

4.65m x 5.44m (15' 3" x 17' 10") Generously proportioned main apartment offering modern stylish decor, stunning wood burning stove, traditional ceiling cornicing, deep skirting, fitted carpet and a large traditional bay window to the front.

Kitchen

5.88m x 2.65m (19' 3" x 8' 8") Fully fitted stylish kitchen complete with cream gloss wall and base units providing ample storage with complimentary work surface, integrated double oven, gas hob, integrated dish washer, plumbing and space for American style fridge freezer, stainless steel sink and drainer, neutral decor, ceiling spotlights, laminate flooring, double glazed window to the side, access to the utility and a door leading to the rear garden.

Dining Room

4.17m x 5.52m (13' 8" x 18' 1") Spacious second apartment that could be utilised flexibly offering neutral decor, traditional Edinburgh press, ceiling cornicing, deep skirtings, laminate flooring and a double glazed window to the side.

Utility Room

3.70m x 2.24m (12' 2" x 7' 4") Practical utility offering additional wall and base storage units, plumbing and space for a washing machine and tumble drier, stainless steel sink and drainer, neutral decor, tiled flooring and a double glazed window to the side.

WC

2.43m x 1.14m (8' 0" x 3' 9") Conveniently located on the lower level the wc comprises of a wash hand basin, wc, modern tiled finish and tiled flooring.

Bedroom One

3.66m x 4.38m (12' 0" x 14' 4") The master bedroom is a generous double boasting modern decor, four sliding door fitted wardrobes offering ample storage, fitted carpet and a double glazed window to the front.

Bedroom Two

3.66m x 3.76m (12' 0" x 12' 4") A spacious double bedroom with neutral decor, fitted carpet and a double glazed window to the rear providing far reaching countryside outlooks.

Bedroom Three

2.12m x 4.38m (6' 11" x 14' 4") Bedroom three is a spacious apartment offering modern children's decor, fitted carpet and a double glazed window to the front.

Bathroom

2.53m x 2.50m (8' 4" x 8' 2") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity storage, wc, shower cubicle with mains waterfall shower, LED mirror, modern decor, laminate flooring and a double glazed window to the side.

Externally

This property boasts extensive private gardens to the front and rear, the front garden has been laid to chip to allow for ease of maintenance and providing ample off street parking with a superb electric charging port. The beautifully landscaped rear garden offers an area laid to astro turf, an area laid to chips with mature bedding area and paved patio perfect for al fresco dining and entertaining. Access is also given to the rear driveway which allows for additional parking and leads to the detached garage which is complete with power and lighting.

Council Tax Band

Band D

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TOTAL: 1510 sq. ft, 141 m²
FLOOR 1: 900 sq. ft, 84 m², FLOOR 2: 610 sq. ft, 57 m²
**EXCLUDED AREAS: PORCH: 23 sq. ft, 2 m², GARAGE: 169 sq. ft, 16 m², UTILITY: 90 sq. ft, 8 m²,
 STORAGE: 21 sq. ft, 2 m², LOW CEILING: 8 sq. ft, 0 m², WALLS: 146 sq. ft, 13 m²**

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