



27 Melville Street
Kilmarnock, KA3 7AW
P.O.A.

GREIG
Residential



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Occupying a prominent position on a generous corner plot within a highly sought after, preferred cul-de-sac on the fringes of Kilmarnock town centre, this impressive three bedroom semi detached villa offers a fantastic opportunity for a wide range of purchasers. Lovingly maintained by the current owner, the home boasts spacious and versatile accommodation across two levels to suit any family's requirements. The well proportioned interior is complemented by extensive garden grounds, including a substantial driveway providing off street parking for multiple vehicles. Early viewing is highly recommended to fully appreciate the quality, space, and prime location this attractive villa has to offer.





Hallway

The welcoming entrance hallway is complete with stylish neutral decor, fitted carpet and carpeted staircase leading to the upper level. Door access to the lounge and bedroom three.

Lounge

5.18m x 3.65m (17' 0" x 12' 0") The formal lounge is a generously proportioned main living apartment offering contemporary decor and fitted carpet, double glazed window to the front and plentiful space for freestanding furniture. Door access to kitchen.

Kitchen

4.09m x 2.44m (13' 5" x 8' 0") The spacious fitted kitchen is complete with a range of modern wall and base storage units with complementary work surfaces, composite sink and drainer, plumbing/space for cooker, washing machine and fridge/freezer. Neutral decor, vinyl flooring, double glazed window to the rear and door leading out into the rear gardens.

Bedroom Three

3.69m x 3.25m (12' 1" x 10' 8") Conveniently located on the ground floor, bedroom three offers soft decor, engineered oak flooring and a double glazed window to the front. A flexible apartment, currently utilised as a dining room which could lend itself to a multitude of uses.

Bedroom One

4.09m x 3.72m (13' 5" x 12' 2") On the upper level the master bedroom is a generous double offering modern decor, fitted carpet and practical storage cupboard. Double glazed window to the rear overlooking the gardens.

Bedroom Two

4.13m x 3.29m (13' 7" x 10' 10") The second double bedroom is front facing with a double glazed window, contemporary decor, engineered oak flooring and storage cupboard.

Bathroom

2.11m x 2.07m (6' 11" x 6' 9") Completing the accommodation is the three piece family bathroom suite comprising of a wash hand basin with vanity storage, wc and shower cubicle with mains overhead shower. Modern tiling to walls, laminate flooring, heated towel rail, ceiling spotlights and double glazed window to the rear.

External

Positioned on an extensive corner plot, this family home boasts generous garden grounds to the front and rear. The front gardens comprise of a manicured lawn with chipped borders, paved pathway and large monobloc driveway providing plentiful off street parking for several vehicles. The rear gardens are laid to lawn with chips and patio area, enclosed by fencing allowing for a safe and peaceful outdoor space.

Council Tax

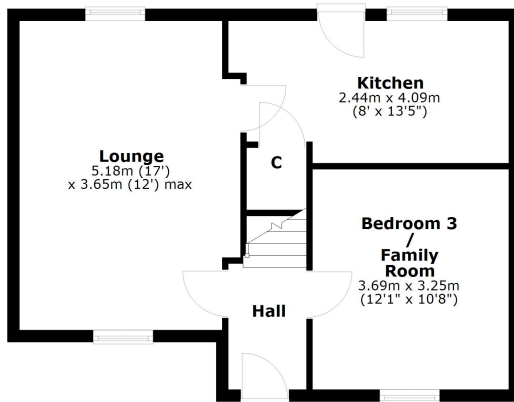
Band B

Council Tax

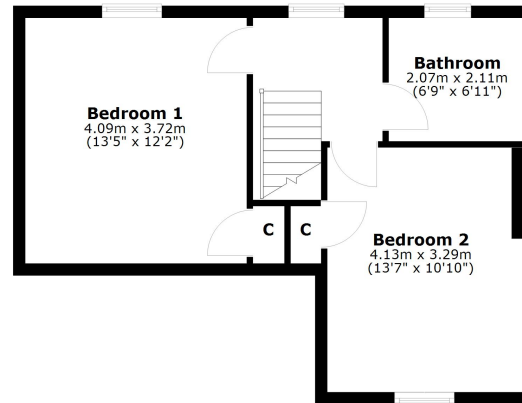
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Ground Floor



First Floor



Every effort has been made to ensure the accuracy of this floor plan; however, all measurements of doors, windows, rooms, and other features are approximate. No responsibility is accepted for errors, omissions, or misstatements. Room measurements are taken at their widest points. This plan is for illustrative purposes only and should not be relied upon as a precise representation. The services, systems, and appliances shown have not been tested, and their operability or efficiency is not guaranteed.
Plan produced using PlanUp.

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