



20 Raith Road

Fenwick

Kilmarnock, KA3 6DB

P.O.A.

GREIG
Residential



Raith Road

Fenwick, Kilmarnock, KA3 6DB

Nestled away within the ever popular commuter village of Fenwick, this substantial seven apartment detached villa ticks every box for the ideal family home. Boasting an abundant floor plan over two levels with a versatile layout to suit single storey or family living, complete with two spacious apartments, five bedrooms and a superb conservatory. Set on an impressive corner plot providing wrap around mature gardens, ample off street parking and a triple garage. This superb villa is ideally placed with convenient ease of access to local amenities, schooling and with direct transport links to the coast and Glasgow city centre, this is sure to impress even the most discerning of buyers.





Porch

1.77m x 0.81m (5' 10" x 2' 8") Access is given via outer storm doors to a welcoming entrance porch offering traditional tiled flooring and a glazed door leading to the hallway.

Hallway

6.48m x 4.16m (21' 3" x 13' 8") The spacious hallway boasts neutral decor, two practical storage cupboard and fitted carpet. The hallway gives access to the lounge, kitchen, bedroom three, four, five, bathroom and a carpeted staircase leads to the upper level.

Lounge

5.25m x 4.39m (17' 3" x 14' 5") Generously proportioned main apartment offering soft decor, feature wood and tiled fireplace, plentiful space for free standing furniture, fitted carpet, a double glazed window to the front, bi-folding doors leading to the dining room and a door to the kitchen.

Dining Room

2.87m x 4.39m (9' 5" x 14' 5") A spacious second apartment providing additional family space, currently utilised as a dining room boasting soft neutral decor, two wall lights, fitted carpet, bi- folding doors and a door to the kitchen.

Kitchen

3.82m x 3.96m (12' 6" x 13' 0") Fully fitted kitchen complete with plentiful wall and base storage units, complimentary work surface, plumbing and space for a range cooker, fridge freezer and dish washer, stainless steel sink and drainer, neutral decor, tiled splash back, double glazed window to the rear and door access to the dining room and side porch/utility.

Side Porch/Utility

2.13m x 5.28m (7' 0" x 17' 4") Practical side porch/utility area offering plumbing and space for a washing machine, neutral decor, fitted carpet, a door to the conservatory, kitchen and a door to the front garden.

Conservatory

2.92m x 4.41m (9' 7" x 14' 6") Superb conservatory offering open garden views with fully double glazed windows, tiled flooring and a door leading to the garden.

Bedroom One

5.39m x 4.35m (17' 8" x 14' 3") The master bedroom is a generous double boasting neutral decor, fitted carpet, a double glazed window to the side and access to en-suite facilities.



En-suite

2.66m x 2.60m (8' 9" x 8' 6") Stylish en-suite comprising of a wash hand basin, wc, shower cubicle, vinyl flooring and a double glazed velux to the side.

Upper Landing

4.65m x 4.61m (15' 3" x 15' 1") The upper landing offer a great space for a home office/study comprising of neutral decor, fitted carpet, a double glazed window to the front and access to the bedroom one, bedroom two and a staircase to the lower level.

Bedroom Two

3.65m x 4.69m (12' 0" x 15' 5") A spacious double bedroom with neutral decor, fitted carpet and a double glazed window the side.

Bedroom Three

3.68m x 3.75m (12' 1" x 12' 4") A spacious bedroom with neutral decor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

Bedroom Four

3.65m x 3.36m (12' 0" x 11' 0") Located on the lower level, bedroom four is a generous double with neutral decor, two practical storage cupboards, herringbone effect vinyl flooring and a double glazed window to the front.

Bedroom Five

3.34m x 2.78m (10' 11" x 9' 1") Rear facing double bedroom offering soft decor, fitted wardrobes, fitted carpet and a double glazed window.

Bathroom

2.44m x 2.78m (8' 0" x 9' 1") Conveniently located on the lower level, the family bathroom comprises of a wash hand basin, wc, bath, tiling to walls, a fitted carpet and a double glazed opaque window to the rear.

Externally

This property boasts impressive wrap around gardens complete with a well manicured lawn, mature bedding and shrubbery an a paved patio perfect for al fresco dining and entertaining. A large mono blocked driveway allows for ample off street parking and leads to the triple garage.

Council Tax Band

Band D

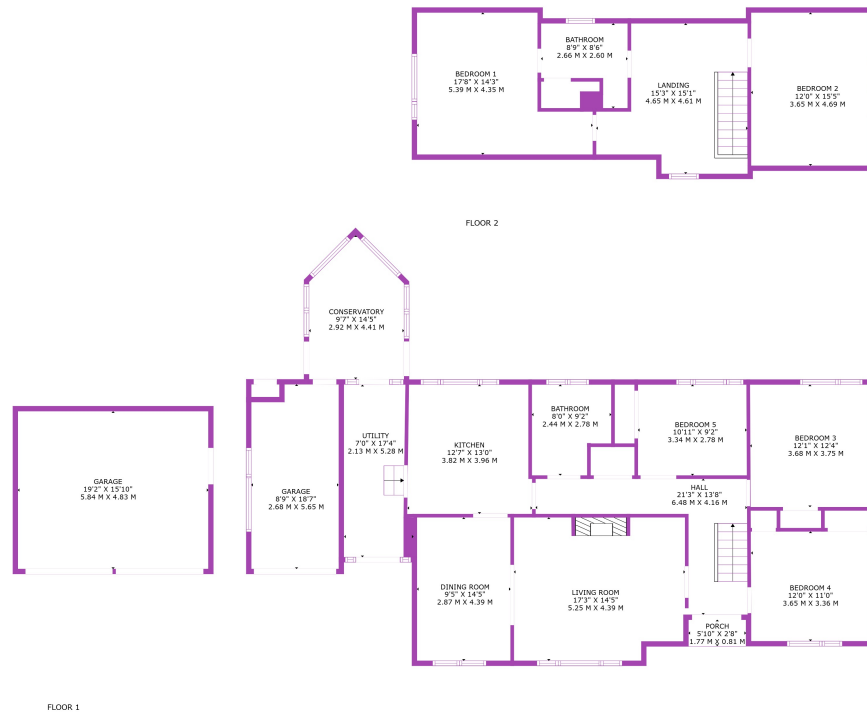


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TOTAL: 1985 sq. ft, 185 m²
FLOOR 1: 1448 sq. ft, 135 m², FLOOR 2: 537 sq. ft, 50 m²
EXCLUDED AREAS: GARAGE: 461 sq. ft, 43 m², PORCH: 15 sq. ft, 1 m², LOW CEILING: 121 sq. ft, 11 m²
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