



22 Dalmore Road  
Kilmarnock, KA3 1PD  
P.O.A.

**GREIG**  
*Residential*



# Dalmore Road

Kilmarnock, KA3 1PD

Proudly presenting this immaculate three bedroom end of terrace townhouse perfectly positioned within the highly regarded 'John Walker' estate in Kilmarnock providing ease of access to local schooling and transport links. This excellent family villa offers an abundance of generous living space over three levels and has been lovingly maintained/upgraded by the current owners. Externally complete with open greenery to the front, large private rear gardens and allocated parking space.





### Hallway

4.89m x 2.02m (16' 1" x 6' 8") The generous welcoming entrance hallway is complete with crisp white decor and laminate flooring, practical storage cupboard and access to lounge and kitchen.

### Formal Lounge

4.60m x 4.00m (15' 1" x 13' 1") The generously proportioned main apartment offers soft contemporary decor with laminate flooring, double glazed French door and window formation to the rear and plentiful space for freestanding furniture.

### Kitchen

5.03m x 1.90m (16' 6" x 6' 3") Stunning modern fitted kitchen providing a range of matte black shaker style wall and base storage units with contrasting marble effect work surfaces, integrated oven, induction hob and microwave. Plumbing/space for fridge/freezer and washing machine, feature under unit lighting, soft tasteful decor and vinyl flooring. Double glazed window to the front.

### Bedroom One

4.05m x 3.45m (13' 3" x 11' 4") Located on the top floor is the master suite boasting an impressive sized double bedroom complete with crisp white decor, fitted carpet and excellent dressing area complete with two double door fitted wardrobes providing a wealth of storage space. Door access to en-suite and two double glazed Velux windows to the rear.

### Master En Suite

2.96m x 2.52m (9' 9" x 8' 3") Sizeable three piece en suite shower room comprising of wash hand basin and wc combination unit, double walk in shower cubicle with mains rainfall shower head. Neutral tiling and decor to walls, vinyl flooring and double glazed opaque window to the front.

### Bedroom Two

4.00m x 3.78m (13' 1" x 12' 5") Positioned on the first floor, the second double bedroom offers soft stylish decor, fitted carpet and double glazed window to the rear overlooking the gardens.

### Bedroom Three

3.42m x 1.99m (11' 3" x 6' 6") Currently utilised as a home office, bedroom three is a double room offering neutral decor, fitted carpet and front facing double glazed window.

### Bathroom

2.06m x 1.93m (6' 9" x 6' 4") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin with vanity storage, wc and bath with mains overhead shower. Neutral tiling to walls and vinyl flooring.

### External

This family villa provides large private gardens to the rear mostly laid to lawn with a paved patio, fully enclosed allowing for a safe and peaceful outdoor family space. Ample parking is available via the car park to the rear with an allocated space as per the title deeds.

### Council Tax

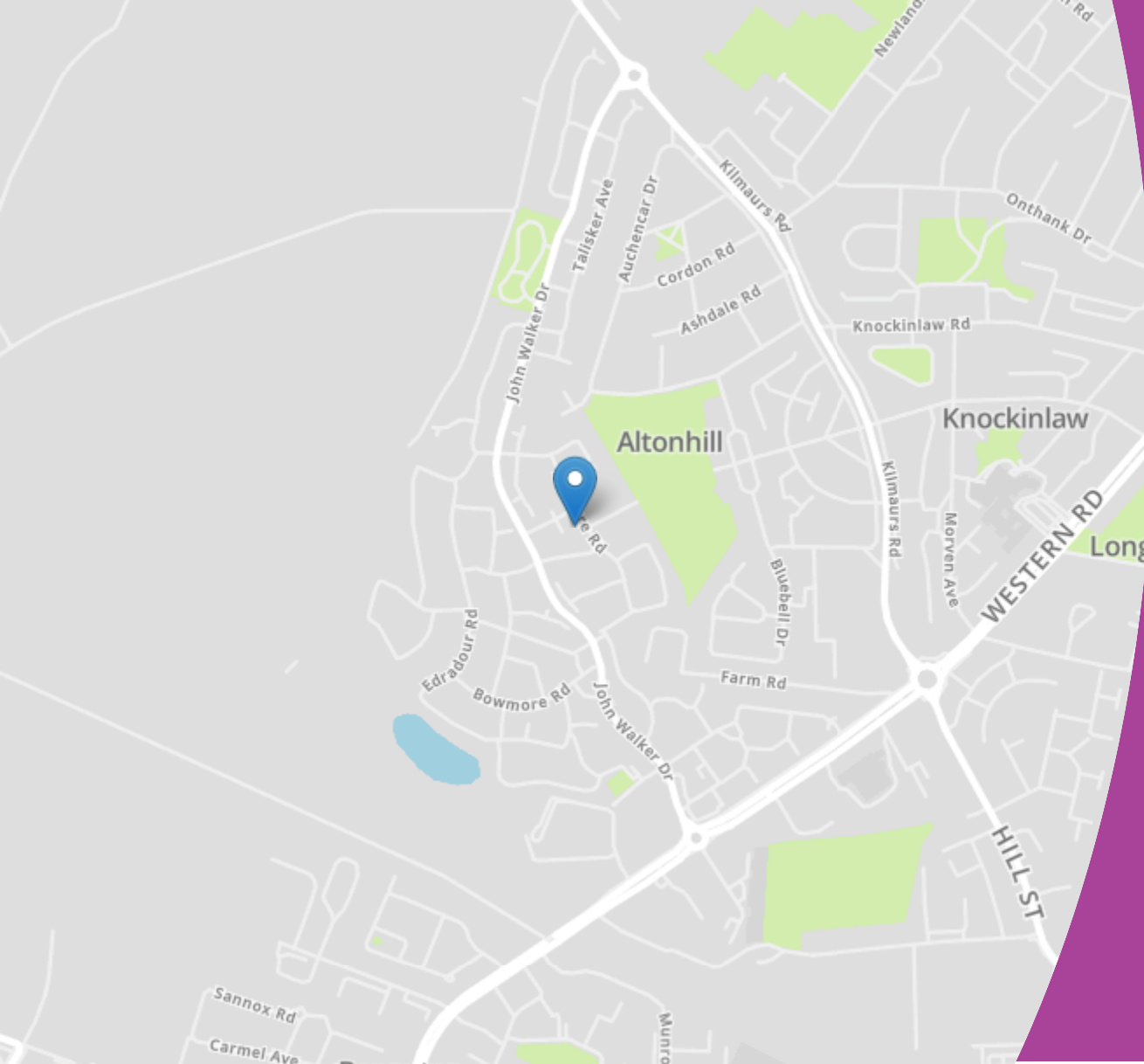
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