



212 Dundonald Road  
Kilmarnock, KA2 0AB  
P.O.A.

**GREIG**  
*Residential*



# Dundonald Road

Kilmarnock, KA2 0AB

Set on one of Kilmarnock's most prestigious addresses, this exceptional three bedroom detached bungalow offers the perfect blend of quality, style and convenience. Ideally positioned on the renowned Dundonald Road, the home enjoys an open leafy outlook while being just moments from the town centre and within walking distance of the highly sought after Gargieston Primary School.

Beautifully upgraded and meticulously maintained by the current owners, this bungalow provides generous and flexible accommodation, all on one level. The floorplan includes three bedrooms, two elegant public rooms, and a stunning breakfasting kitchen, enhanced with modern features such as bi-folding doors, skylight windows, and woodburning stoves. Externally, the home is complemented by a large driveway and extensive, landscaped gardens offering both privacy and space for outdoor living. An exceptional and rarely available property, combining an ideal location, size, and standard—perfect for a wide range of purchasers.





### Hallway

2.79m x 2.79m, 4.14m x 1.16m The welcoming entrance hallway sets the tone for this stunning home offering modern decor with hardwood flooring, practical storage cupboard and door access to the dining room, master bedroom, family bathroom and inner hallway leading to bedrooms two and three, and shower room.

### Formal Lounge

6.69m x 3.96m (21' 11" x 13' 0") The striking formal lounge is an impressive main living apartment positioned to the rear of the property comprising of tasteful decor with ceiling coving and hardwood flooring, feature woodburning stove and plentiful space for freestanding furniture. An abundance of light floods this apartment a selection of skylights, dual aspect double glazed windows, and three sets of French doors to the sides and rear, leading out into the gardens. Open access to the kitchen.

### Dining Room

6.25m x 3.69m (20' 6" x 12' 1") Complete with tasteful decor, hardwood flooring and a feature wood burning stove, the larger than average dining room is a generous apartment and is side facing with a double glazed window. A flexible apartment which provides access to the kitchen.

### Breakfasting Kitchen

6.26m x 4.00m (20' 6" x 13' 1") Envious, beautifully presented fitted breakfasting kitchen offering a wide range of modern monochrome shaker style wall and base storage units with complementary Quartz work surface and sink unit. Integrated appliances including dishwasher, fridge/freezer and wine cooler, space for freestanding Smeg cooker, neutral decor, hardwood flooring, ceiling spotlights and breakfast bar seating area set within the central island. Modern bi-fold doors to the side, door access to dining room and open access to the lounge.

### Bathroom

3.78m x 3.24m (12' 5" x 10' 8") Impressive four piece family bathroom comprising of "His 'n' Hers" wash hand basin unit with vanity storage, wc, freestanding bath and walk in shower cubicle with mains overhead shower. Modern tiling around walls, tiled flooring, heated towel rail, ceiling spotlights and double glazed opaque window to the rear.



### Bedroom One

5.93m x 3.74m (19' 5" x 12' 3") The master bedroom is an impressive double offering stylish decor with ceiling coving and fitted carpet, 'L' shaped fitted wardrobes providing an abundance of storage space and double glazed bay window to the front.

### Bedroom Two

4.52m x 3.77m (14' 10" x 12' 4") The second double bedroom is complete with neutral decor, ceiling coving, fitted carpet and two wardrobes. Double glazed window to the front and plentiful space for freestanding furniture.

### Bedroom Three

3.63m x 5.17m (11' 11" x 17' 0") Bedroom three is a double room providing modern children's decor, ceiling coving and fitted carpet. A unique apartment with an idyllic conservatory forming part of the room, currently utilised as a play area, providing door access into the rear gardens.



### Shower Room

1.85m x 1.84m (6' 1" x 6' 0") Three piece shower room comprising of a wash hand basin with vanity storage, wc and shower cubicle with mains overhead shower. Contemporary fully tiled walls, vinyl flooring, heated towel rail, ceiling spotlights and side facing double glazed opaque window.

### Office

5.14m x 3.83m (16' 10" x 12' 7") Accessed from the rear garden, this apartment provides additional flexible living space currently utilised as a home office.

### External

Positioned on a sizeable plot, this excellent bungalow is complete with garden grounds to the front and rear. To the front is a large 'in n out' driveway providing a wealth of off street parking. The landscaped rear gardens comprise of a generous manicured lawn with chipped edges, a low maintenance artificial lawn area and paved patio with chipped borders. Access is provided to the rear gardens via the kitchen, lounge, bedroom three and home office. Fully enclosed, this garden is the perfect space for families.

### Council Tax

Band F

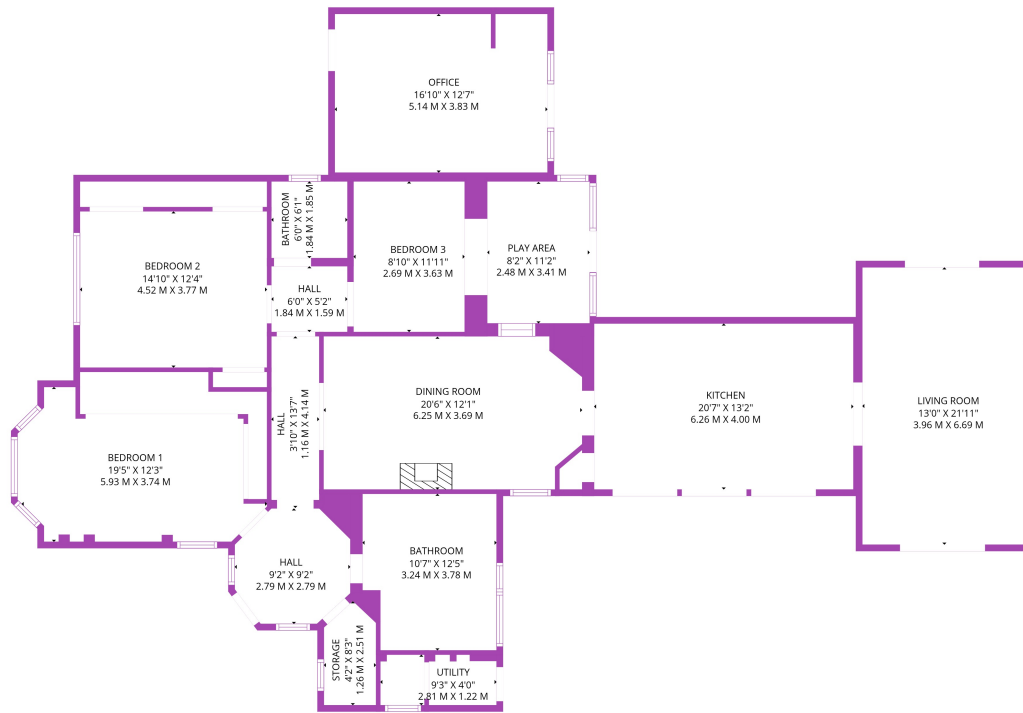


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**TOTAL: 2153 sq. ft, 200 m2**  
**FLOOR 1: 2153 sq. ft, 200 m2**  
**EXCLUDED AREAS: STORAGE: 30 sq. ft, 3 m2, WALLS: 142 sq. ft, 13 m2**  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



Greig Residential  
 18 Henrietta Street, East Ayrshire  
 KA4 8HQ  
 01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)