



2 Rumford Place
Kilmarnock, KA3 6FH
P.O.A.

GREIG
Residential



Rumford Place

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Perfectly positioned on the Northern periphery of Kilmarnock within the popular Southcraigs area, this superb four bedroom two public room detached villa boasts flexible accommodation over two levels and has been beautifully upgraded by the current owners with contemporary stylish decor & modern fixtures and fittings. Situated on an generous plot providing private landscaped gardens, integral garage & ample off street parking, this will appeal to a wide range of purchasers.

Located within ease of access to popular schooling, local amenities and town centre, and with excellent direct transport links via the M77 to Ayr and Glasgow, this is the ideal family home.





Hallway

4.40m x 1.06m (14' 5" x 3' 6") The welcoming entrance hallway is complete with hardwood flooring, neutral decor and door access to wc/cloaks, lounge, dining room and kitchen. Carpeted staircase leading to upper level, and a practical storage cupboard.

Lounge

4.16m x 3.66m (13' 8" x 12' 0") The formal lounge is a generously proportioned main apartment with hardwood flooring, fresh neutral decor with ceiling coving and a feature media wall. Large double glazed window to the rear overlooking the gardens.

Dining Room

3.29m x 2.72m (10' 10" x 8' 11") Spacious dining room which is a flexible use room is complete with contemporary decor, ceiling coving, hardwood flooring and a double glazed window to the front.

Kitchen

4.76m x 2.70m (15' 7" x 8' 10") Stylish fully fitted kitchen offering white gloss wall and base storage units with complementary work surfaces, stainless steel sink and drainer, integrated oven and gas hob. Plumbing/space for appliances including washing machine, dishwasher and fridge/freezer, neutral decor, vinyl flooring, double glazed window to the rear and a door leading to rear gardens.

WC/Cloaks

1.50m x 0.82m (4' 11" x 2' 8") Useful two piece cloaks/wc comprising of a wash hand basin and wc, with contemporary fresh decor, ceiling coving, vinyl flooring and a small double glazed window to the front.

Bedroom One

4.04m x 3.44m (13' 3" x 11' 3") On the upper level the master bedroom is a generous double with modern decor, shelved alcove, triple door fitted wardrobes, fitted carpet, door access to en-suite and two double glazed windows to the front.

En-Suite

2.66m x 1.32m (8' 9" x 4' 4") Three piece master en suite shower room comprising of a double shower cubicle with electric overhead shower, wc and wash hand basin. Contemporary decor, vinyl flooring, tiling to walls around shower and a double glazed opaque window to the side.

Bedroom Two

3.34m x 2.65m (10' 11" x 8' 8") The second double bedroom is complete with neutral decor, fitted carpet and a double glazed window to the rear overlooking the gardens.



Bedroom Three

3.29m x 2.52m (10' 10" x 8' 3") Bedroom three is front facing with a double glazed window, stylish decor, fitted carpet and triple door fitted wardrobes providing storage space.

Bedroom Four

2.69m x 2.52m (8' 10" x 8' 3") The fourth bedroom is sizable and offers fresh neutral decor, triple door fitted wardrobes, fitted carpet and a double glazed window to the rear overlooking the gardens.

Shower Room

1.94m x 1.92m (6' 4" x 6' 4") Completing the accommodation is the three piece family shower room comprising of a wc, 'His n Hers' wash hand basins with vanity storage and walk in shower cubicle with overhead mains shower. Contemporary wet wall finish to walls, vinyl flooring, ceiling spotlights, heated towel rail and a double glazed opaque window to the rear.

Integral Garage

Spacious integral garage is fully insulated and has a radiator fitted.

External

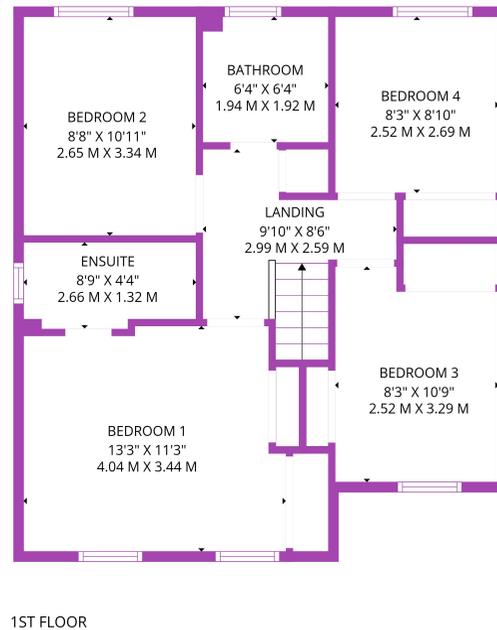
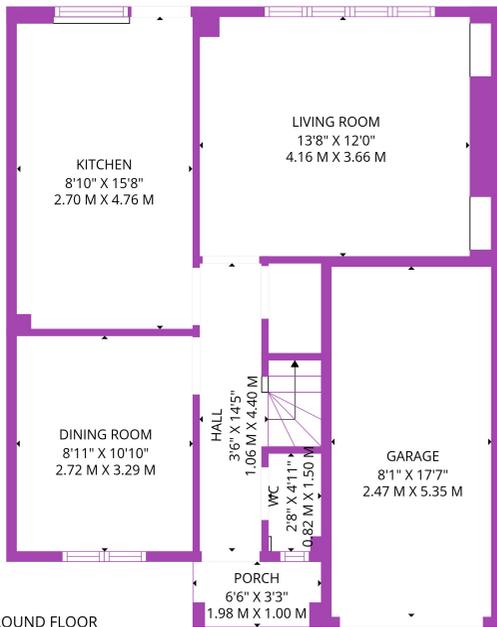
Boasting a generous plot, this family villa provides spacious garden grounds to the front and rear. The front gardens are laid to chips with a monobloc driveway providing ample off street parking, leading to the integral garage. The rear gardens are mostly laid to lawn, with a variety of shrubbery and small trees, enclosed by fencing allowing for a safe and peaceful outdoor space.

Council Tax

Band F

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