



30c London Road
Kilmarnock, KA3 7AQ
Offers Over £199,995

GREIG
Residential



London Road

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Occupying a prominent position on one of Kilmarnock's most prestigious and highly sought after addresses, this elegant four bedroom maisonette forms part of a magnificent traditional sandstone conversion. The property offers an exceptionally generous and versatile floor plan arranged over two expansive levels, delivering beautifully proportioned accommodation ideally suited to a range of family living. Meticulously maintained and thoughtfully enhanced by the current owner, the home is presented in immaculate condition, showcasing contemporary décor, while tastefully preserving an abundance of original period features throughout.

Further enhanced by immaculately maintained communal gardens and ample off-street parking, the property benefits from a prime location with immediate access to town centre amenities, highly regarded schooling and excellent transport links. A truly distinguished home of rare quality, certain to impress.





Hallway

Access is given to a welcoming entrance hallway boasting modern decor, large practical storage cupboard, traditional high ceiling and cornicing, deep skirtings and fitted carpet. Eye catching sweeping curved staircase to the upper level within the inner foyer section of the hallway. Door access in given to the lounge, bathroom and two bedrooms.

Lounge

4.95m x 4.58m (16' 3" x 15' 0") Impressive sizeable main apartment offering neutral modern decor with traditional high ceiling, central rose and cornicing, deep skirtings, fitted carpet and a large double glazed window to the front. Door access to kitchen.

Kitchen

5.49m x 2.91m (18' 0" x 9' 7") Fully fitted kitchen complete with ample wall and base storage units, complimentary work surface, integrated oven, gas hob, dish washer, fridge freezer and washing machine, stainless steel sink and drainer. Neutral decor, breakfast bar seating area, plentiful space for a dining table and chairs, ceiling spotlights, tiled flooring and a double glazed window to the side.

Bathroom

2.42m x 1.69m (7' 11" x 5' 7") Conveniently located on the lower level, the three piece family bathroom comprises of a wash hand basin, wc, bath, neutral tiling, ceiling spotlights and tiled flooring.

Bedroom Three

4.40m x 3.57m (14' 5" x 11' 9") Spacious double bedroom on the lower level offering modern decor, large practical storage cupboard, deep skirtings, fitted carpet, a double glazed window to the front and access to en-suite facilities.

En-suite

2.63m x 1.15m (8' 8" x 3' 9") Stylish three piece en-suite servicing bedroom three comprising of a wash hand basin, wc, shower cubicle with mains shower and a modern fully tiled finish.

Bedroom Four

3.88m x 2.75m (12' 9" x 9' 0") A spacious apartment that could be flexibly utilised as a home office or fourth bedroom offering soft decor, fitted carpet, ceiling cornice, deep skirtings and double glazed window to the front.

Bedroom One

5.15m x 5.05m (16' 11" x 16' 7") Located on the upper level, the master bedroom is a sizeable double with neutral decor, fitted carpet, deep skirtings and a double glazed dormer window to the front.

Bedroom Two

5.15m x 5.07m (16' 11" x 16' 8") Bedroom two is a spacious double with modern decor, access to eaves storage, deep skirtings, fitted carpet and a double glazed dormer window to the front.

Bathroom

2.75m x 1.22m (9' 0" x 4' 0") Completing the accommodation is the upper bathroom boasting a wash hand basin, wc, bath, heated towel rail, neutral decor with stylish half height tiling, tiled flooring and a double glazed velux to the front.

Externally

This charming upper conversion boasts excellently presented and maintained communal gardens mostly laid to lawn with paved pathways and seating area. Residents' parking available to the rear.

Council Tax Band

Band F

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TOTAL: 1478 sq. ft, 137 m2

Ground floor: 972 sq. ft, 90 m2, 1st floor: 506 sq. ft, 47 m2

EXCLUDED AREAS: STORAGE: 50 sq. ft, 4 m2, LOW CEILING: 148 sq. ft, 14 m2, OPEN TO BELOW: 32 sq. ft, 3 m2, WALLS: 138 sq. ft, 15 m2

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