



For Sale:

4 Bedroom  
Detached Villa

Offers in Excess of £295,000

1  
South Hamilton Street  
Kilmarnock  
KA1 2DN

For more information contact:

01563 550088  
kilmarnock@donaldross.co.uk



[www.donaldross.co.uk](http://www.donaldross.co.uk)





# 1, South Hamilton Street, Kilmarnock, KA1 2DN

We are delighted to present this charming and substantial four-bedroom detached villa, offering over 2,200 square feet of elegant living space. Located on an extensive plot, this beautiful home combines traditional character with modern comfort and is perfectly situated in a highly sought-after area, just a stone's throw from Kilmarnock town centre and a wealth of local amenities.

- Impressive Entrance Hall
- Formal Lounge
- Family room & Dining room
- Breakfasting Kitchen & Utility room
- Four Bedrooms, 1 on ground floor, 3 on first floor
- Ground floor Bathroom with bath & separate shower
- En-suite Shower room
- Driveway & Garage
- Large store area under ground floor
- Extremely large rear Garden

**Council Tax**  
Band F

**Energy Efficiency Rating**  
Band E

## **Viewing**

Is by appointment only which can be arranged by contacting us on:

Tel: 01563 550088

Email: [kilmarnock@donaldross.co.uk](mailto:kilmarnock@donaldross.co.uk)

Mon to Fri: 9am – 5:30pm

Sat: 10am – 2pm

Sun: 10am – 2pm

Offers in Excess of £295,000

















Health  
lite  
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Reebok

















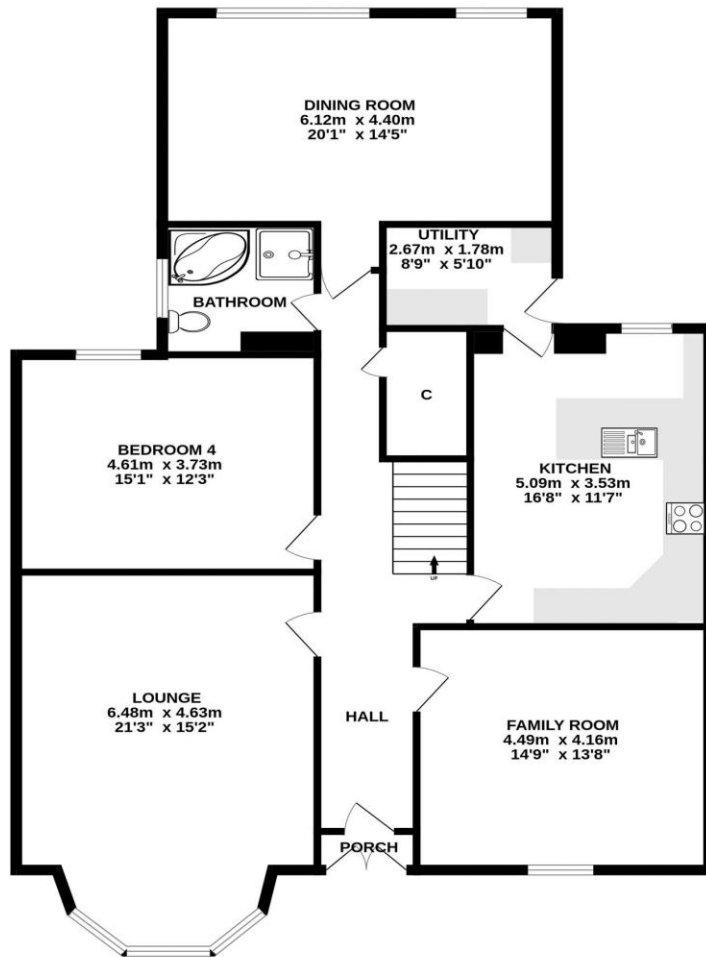




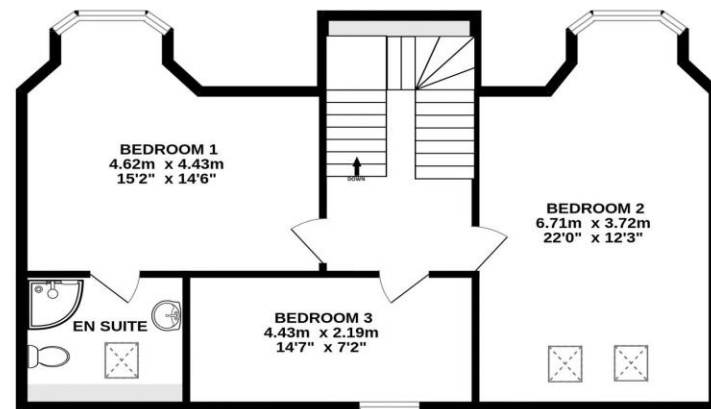


# Gross Internal Floor Size 207 m<sup>2</sup>

## GROUND FLOOR



## 1ST FLOOR



ALL MEASUREMENTS TAKEN AT WIDEST POINT.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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