



**8 Birch Place, Kilmarnock, KA1 2ET**

Offers in Excess of **£210,000**

DONALD  
**ROSS**  
RESIDENTIAL





## 8 Birch Place

Kilmarnock, KA1 2ET

Exceptional three bedroom semi-detached villa with full-width extension, south facing landscaped garden, detached garage, and driveway. Perfectly placed for Annanhill Primary and Grange Academy.

Council Tax band: E

Tenure: Freehold

- Fully renovated throughout to an exceptional standard
- Full width rear extension with open plan kitchen, dining & living area
- Bi-folding doors to landscaped south facing rear garden
- Stylish modern interiors and high-end finishes
- Professionally landscaped garden with seating area and BBQ
- Large monoblock driveway with generous off street parking
- Substantial detached garage with excellent storage
- Quiet and highly sought after residential cul-de-sac















































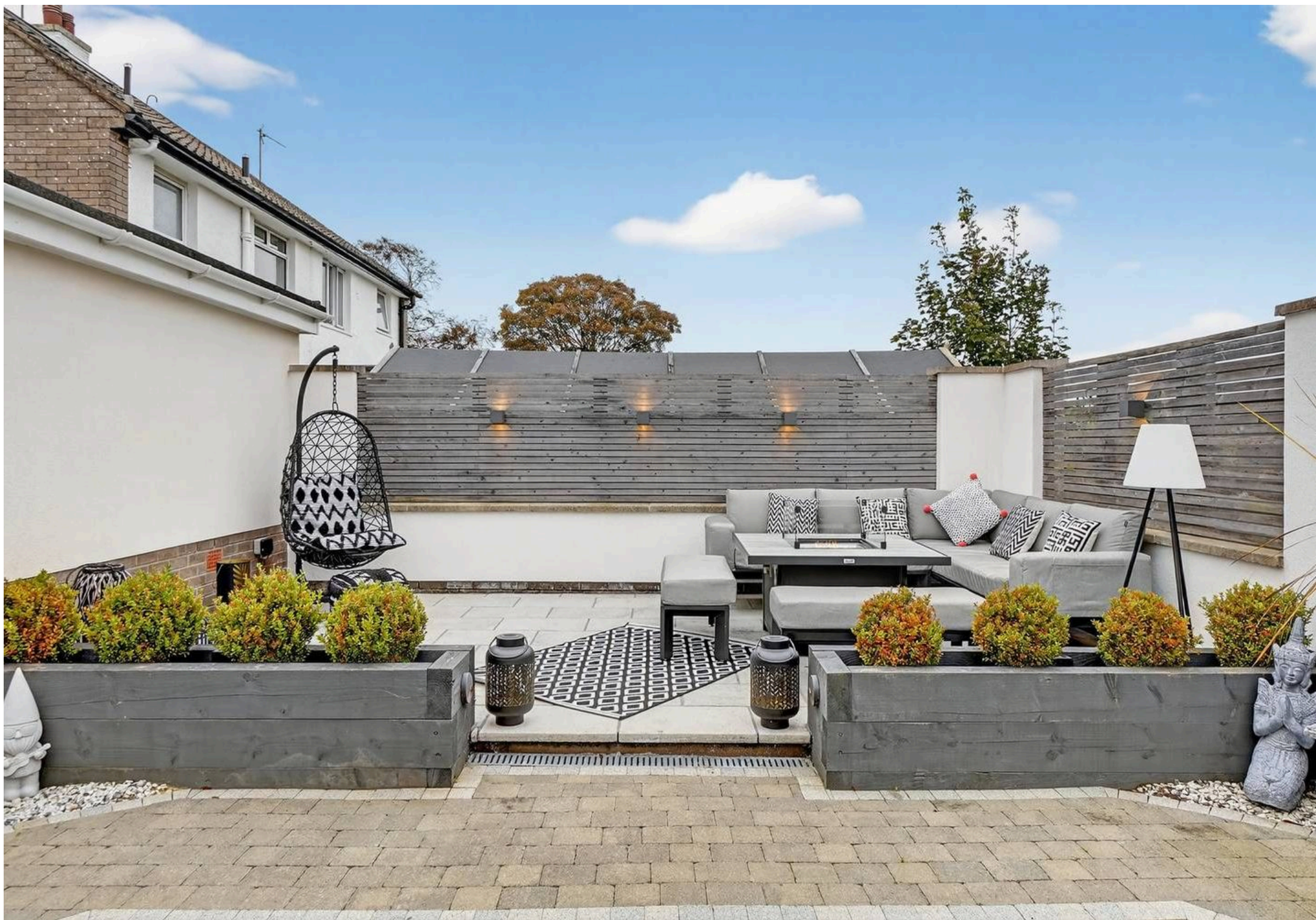








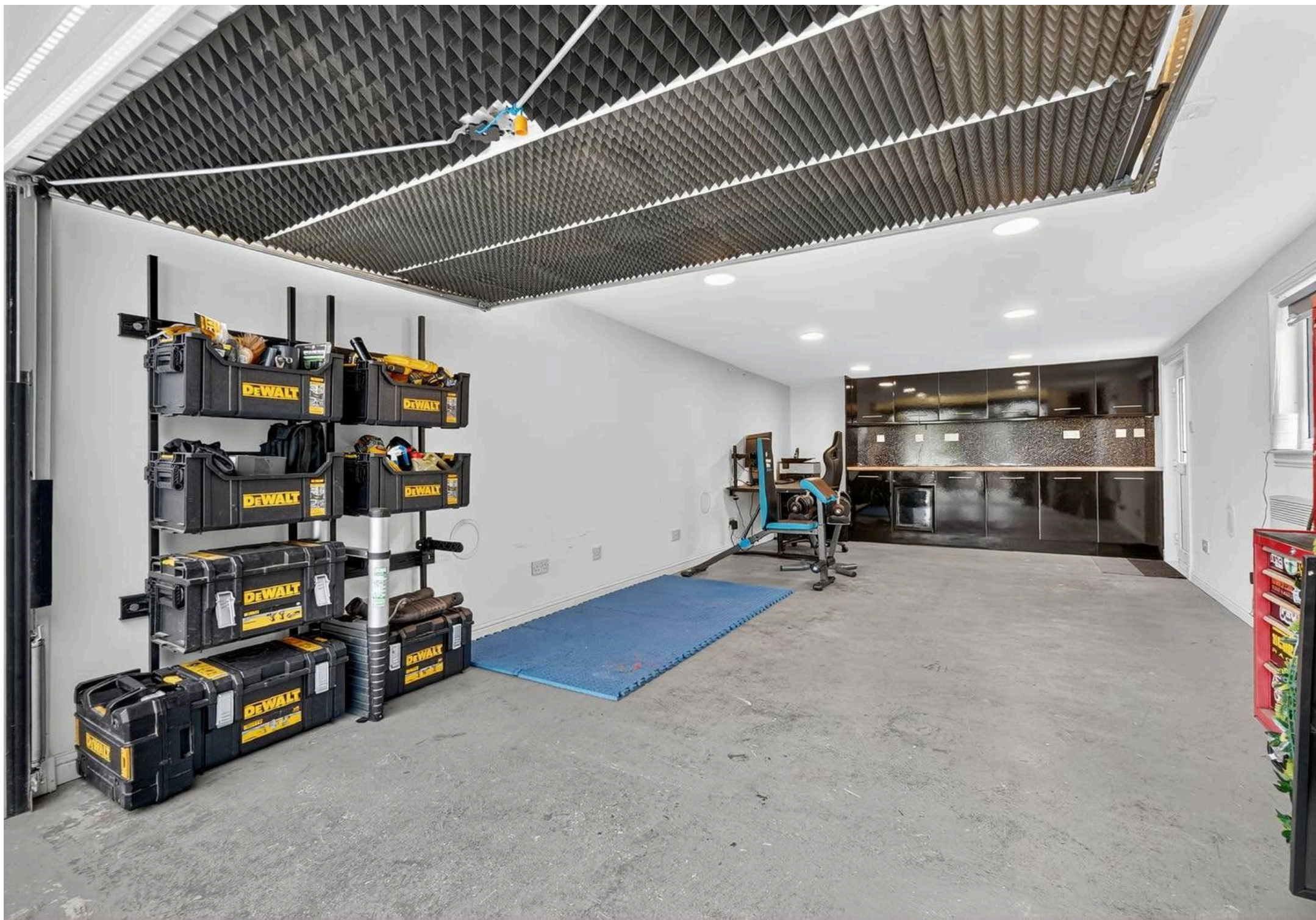










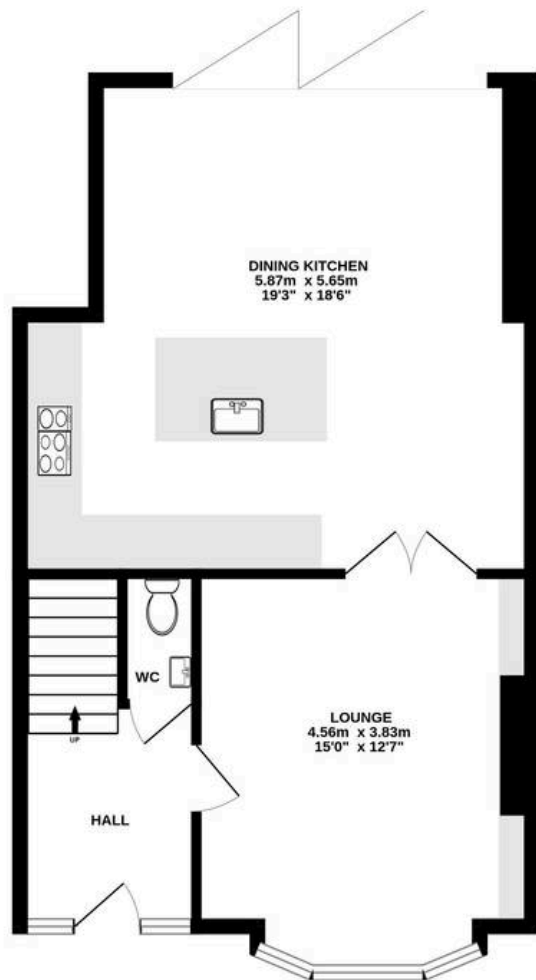




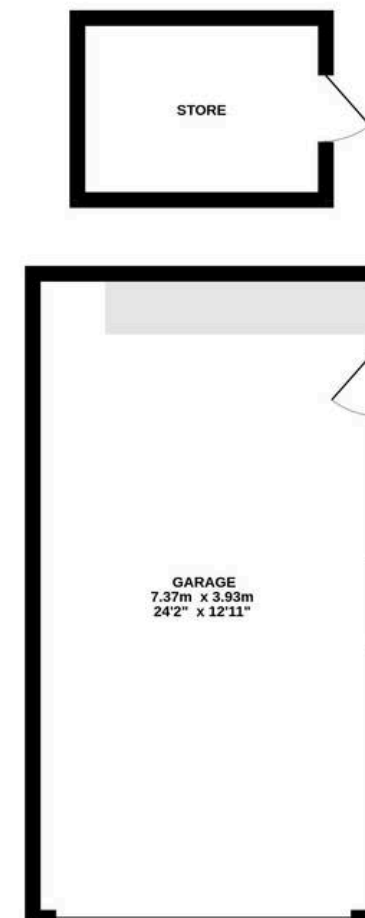




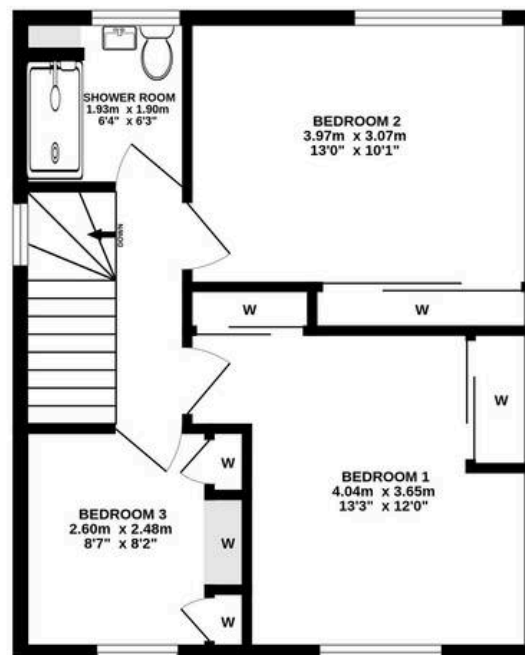
GROUND FLOOR



2ND 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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## Donald Ross Residential Kilmarnock

Donald Ross Residential, 104-106 John Finnie Street – KA1 1BB

01563 550088 • [kilmarnock@donaldross.co.uk](mailto:kilmarnock@donaldross.co.uk) • [www.donaldross.co.uk](http://www.donaldross.co.uk)

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