



**Estate Agency, Letting Agency & Property Maintenance**

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## Offers Over £275,000 Charles St, Kilmarnock, KA1



- Traditional blonde sandstone
- Semi detached villa
- Four bedrooms
- Three public rooms
- Extensive back garden
- Driveway to front
- Sought after street
- Generously sized throughout

10 Charles Street in Kilmarnock is a fabulous extended semi-detached villa in traditional blonde sandstone. The property is located on a very desirable street within Kilmarnock, and has been a much loved family home for many years. This is a great opportunity to purchase a substantial family home in a great location!

On entering the villa at the front, you are struck immediately with the rolling hallway running from the front to the back of the house. With the extra width and high ceilings, it has a striking effect. On the ground floor of the villa there are three public rooms which could be utilised in many ways to suit individual needs. The large family dining

kitchen is located to the rear of the property. Kitchen comprises floor and wall mounted units with the following integrated appliances; fridge, freezer, dishwasher, double oven and electric hob with extractor hood. The kitchen has patio doors to the rear which provide a beautiful view over the South facing back garden. From the kitchen, there is also access to a large utility room which provides further storage. There are three further large storage cupboards on this floor, two in the lower hall and one in the living room.

On the first floor landing there is the first of three large double bedrooms and the family shower room. The shower room comprises a walk-in shower with glass panelling, wc and wash hand basin. From there, another staircase takes you to the top floor where there are a further three bedrooms, two of which are also large double rooms. On this floor there are two large storage cupboards in the hall. There is a skylight above the middle landing which floods all the stairways with natural light.

To the front of the house there is a paved driveway providing off street parking for two cars. There is gated access to the side of the house leading to the back garden. The gardens to the rear are extensive and can have multiple pockets of use. Immediately outside the kitchen there is a large patio area which is perfect for outdoor furniture to enjoy al fresco dining and socialising. There is a lawn beyond that, perfect for kids and pets to play. A greenhouse sits at the end of the lawn and the substantial space beyond houses a polytunnel and is currently laid with chips.

This property really must be viewed to appreciate the space and potential on offer. Early viewing is highly recommended as these properties are rarely available in this area.

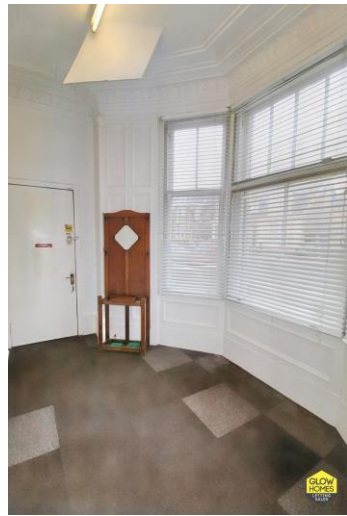
Council Tax Band E

Home Report available

**Charles St, Kilmarnock, KA1**

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## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS GLOW HOMES AYRSHIRE

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**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.