



make yourself a home

23 McLelland Drive
Kilmarnock

Signature

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'Without doubt one of the finest properties of it's kind to grace the local market in recent times, this imposing red sandstone semi detached villa has undergone a comprehensive refurbishment program and forms a simply stunning family home. No stone has been left unturned in creating a home of some distinction located within one of the town's most prized addresses, around the corner from the leafy Howard Park.'

Craig Robertson
Director





From the inside out this property impresses in every way; the open plan dining kitchen with beautiful bi-folding doors which open out onto the south facing garden provides a real hub for families, and together with the excellent spread of accommodation you just can't help but fall in love with every aspect of this impressive villa. The current owner has completed a thoughtful renovation paying particular attention to detail and perfectly blending traditional features with modern contemporary fixtures and fittings.



The initial vestibule leads to the welcoming reception hallway which provides access to the downstairs apartments including the front facing lounge which has a feature fireplace at the focal point with inset wood burning stove. Double doors lead through to an additional family room with a further wood burning stove and providing a superb open plan concept with the front facing formal lounge, perfect for entertaining with family and friends. The stunning kitchen is at the rear and literally takes your breath away upon entering. The bi-folding doors provide a beautiful backdrop for

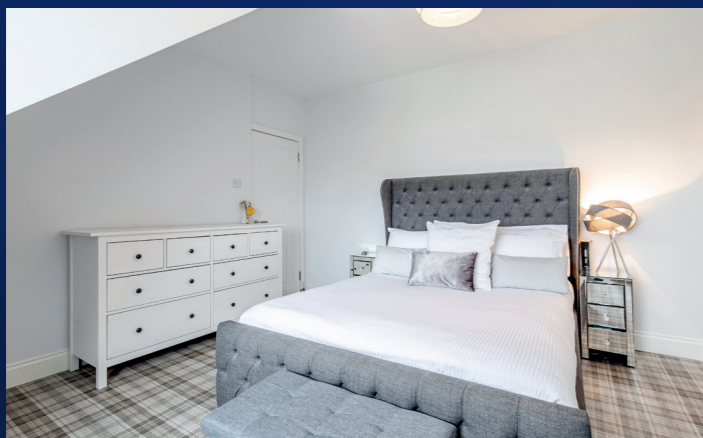
what is a chic, modern, yet contemporary space in which to cook, entertain and relax. Within the kitchen are a host of built in appliances. There is also a beautiful fully tiled shower room completing the accommodation on the ground floor.

The staircase, with storage beneath, leads to the half landing where the main shower room is positioned.



On the first floor are three double bedrooms. The property further benefits from gas central heating together with double glazing. Externally there is off street parking to the front for at least two vehicles together with fully enclosed and well maintained south facing walled gardens with extensive patio area and lawn bordered by a range of seasonal shrubs and apple, pear and plum fruit trees.

23 McLelland Drive





23 MCLELLAND DRIVE KILMARNOCK

Traditional semi detached villa

Fully refurbished throughout with three bedrooms

Large south facing garden

Stunning modern fitted kitchen and luxurious bathrooms

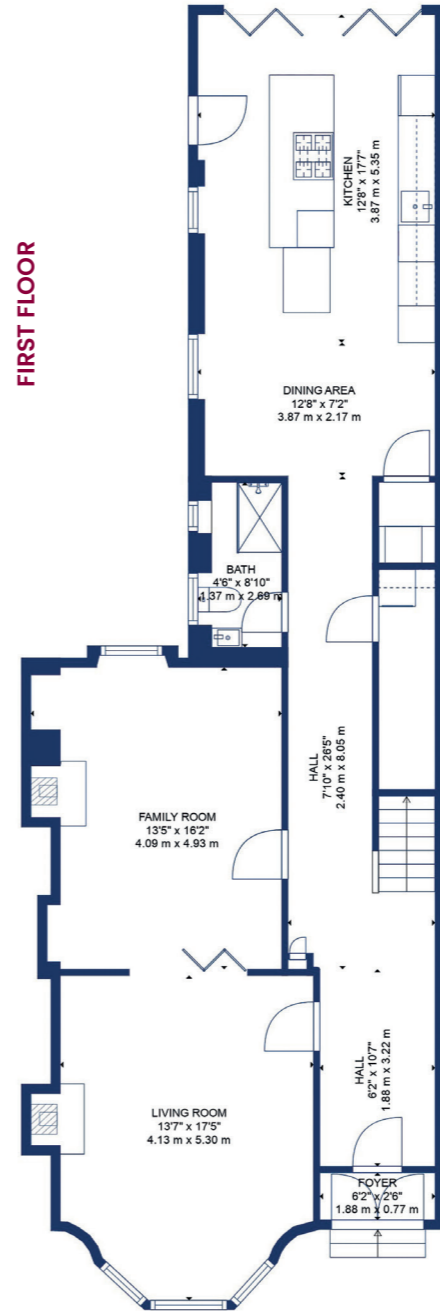
Bi-folding doors to garden

Driveway parking for two cars

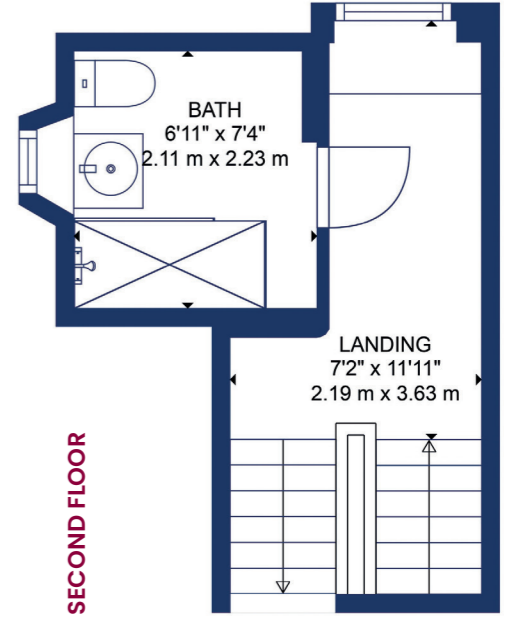




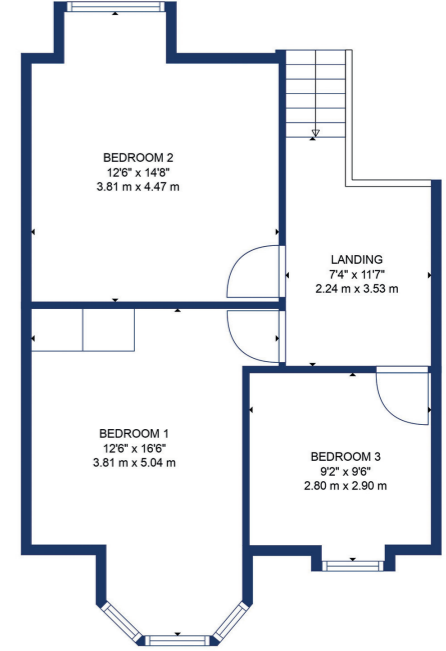
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



The logo features the word "lomond" in a bold, white, sans-serif font with a small orange roof-like shape above the 'o'. Below it, the word "Signature" is written in a white, elegant cursive script.

lomond Signature

Situation

The property is well positioned on McLelland Drive, close to the Howard Park with its cycle and walking paths, well cared for gardens and children's play area. Along the road is the ever popular Park Hotel and Conference Centre with its highly reputed Blues & Pavilion Restaurants. At the foot of Dundonald Road is the thriving John Finnie Street with its excellent range of bars and restaurants, shops, bank and other facilities. Bank Street has a range of boutique shops and cafes while both the bus and train stations offer a fantastic service including a direct link to Glasgow City Centre. For the commuter the recently upgraded M77 links to Glasgow in the north and Ayr in the south.

For Sat Nav purposes the postcode is KA1 1SD

EPC rating: **E**

Council tax band: **E**

SQM: **157**

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