



29, Irvine Road
Kilmarnock KA1 2JN

Signature

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Beautifully presented traditionally built semi detached villa which is situated within a highly sought after location, walking distance to both the Grange Academy and Annanhill Primary as well as having a superb standard of finished throughout. The accommodation is spacious and flexible in nature with the option of three or four bedrooms, perfectly complimented by well proportioned living accommodation and a host of modern fixtures and fittings including a stylish kitchen and luxurious bathroom.

Craig Robertson
Director





— Upon entering, you are welcomed by a bright reception hallway, providing access to the downstairs accommodation. The modern kitchen boasts a range of wall and floor-mounted units, an integrated electric oven, hob, and microwave, with a convenient adjacent dining area.



— At the rear, a semi-open-plan living and dining room overlooks the garden, enhanced by sliding patio doors for easy access to the outdoor space. Leading off the living room is a versatile cinema room, which could serve as a fourth bedroom if desired. To the front, the property features a spacious master bedroom and a formal bay-

windowed lounge. Completing the ground floor is a practical WC/cloakroom. Upstairs, there are two generously sized double bedrooms and a luxurious family bathroom. The bathroom includes a four-piece suite, featuring a bathtub and a separate shower cubicle, all beautifully finished with stylish floor and wall tiling. Externally there are both



front and large rear gardens complete with a well tended lawn and raised entertaining deck benefitting from all day long sunshine. There is private parking to the rear of the garden accessed from neighbouring Peace Avenue.





29, IRVINE ROAD, KILMARNOCK KA1 2JN

Traditional semi detached villa

Four bedrooms

Luxurious family bathroom and downstairs WC

Stylish fitted kitchen with dining room

Open plan living and dining room

Formal lounge

Cinema Room

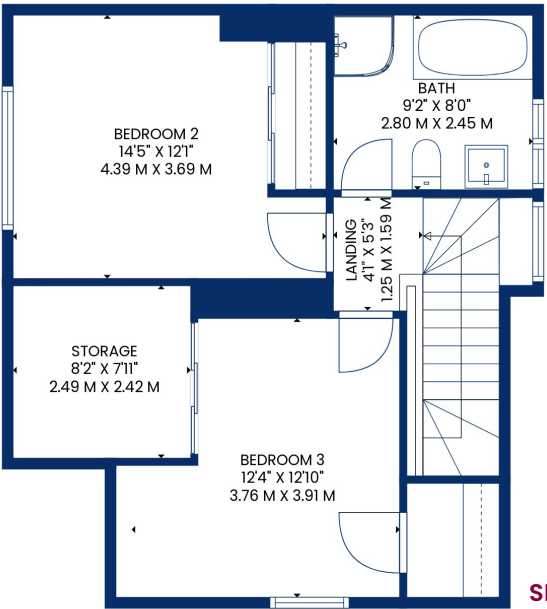
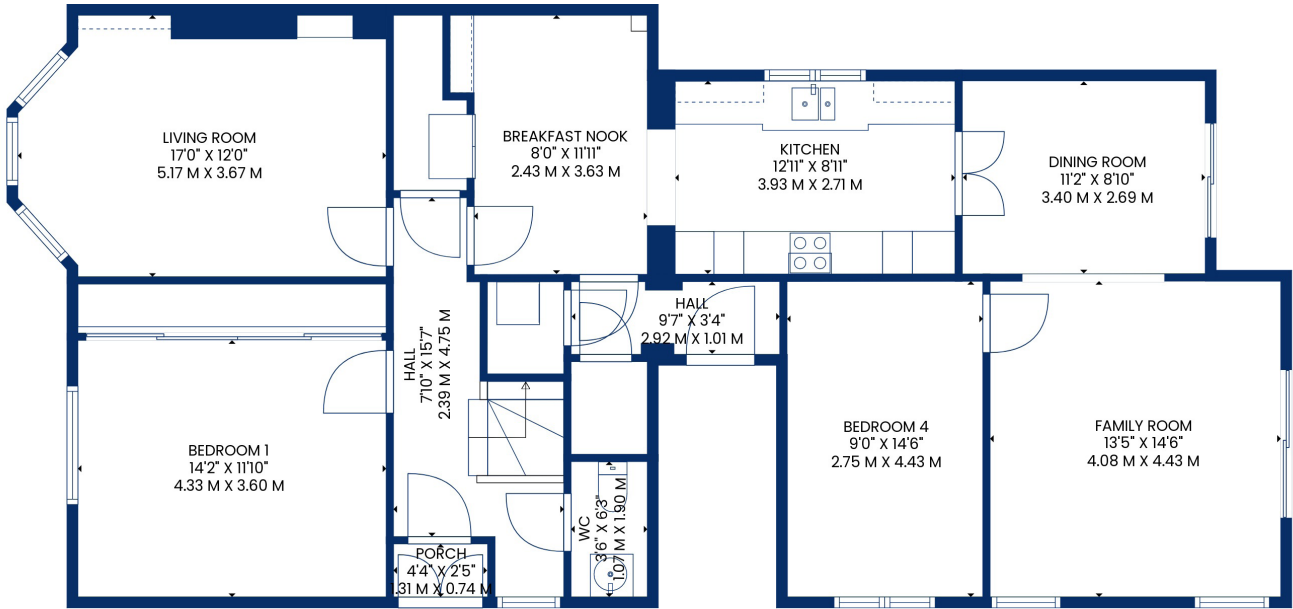
Bright and sunny rear garden with raised deck

Off road parking for multiple vehicles





FIRST FLOOR



SECOND FLOOR



Situation

The property is well positioned on Irvine Road, less than half a mile from 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.

Around the corner is the leafy Howard Park with its cycle and walking paths, well cared for gardens and children's play area not to mention the state of the art Tennis, Pickle and Padel Club. Along the road is the ever popular Park Hotel and Conference Centre with its highly reputed Blues & Pavilion Restaurants. For the commuter the recently upgraded M77 links to Glasgow in the north and Ayr in the south.

Post code for sat Nav: **KA1 2JN**

EPC rating: **D**

Council tax band: **E**

SQM: **170 sqm**

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