



19 Eglintoun Road, Stewarton, KA3 3JA
Offers Over £380,000





Fabulous opportunity to purchase this immediately impressive well presented large DETACHED VILLA within close proximity to Stewarton Town Centre. Unique open outlook to the rear overlooking farmland where cows are seen grazing and on a clear day the property has lovely views of Goatfell on Arran.

The Agents have no hesitation in recommending early viewing of this Hampton split level style house to appreciate the size and quality of accommodation on offer. Stewarton itself offers excellent amenities to include various shops within the High Street which cater for all day to day requirements and includes a Sainsbury Supermarket. More extensive shopping facilities can be found within the nearby town of Kilmarnock which offers many retail outlets and a wide selection of bars, restaurants and cafes. Schooling is available within Stewarton at both primary and secondary levels. Public transport includes regular bus services to Kilmarnock Town Centre and all points beyond as well as excellent rail links to Glasgow and surrounding areas. The A77/M77 is within close proximity to Glasgow.

Situated at the head of a child safe cul de sac this larger style property offers generous family accommodation comprising of reception hall, spacious lounge overlooking the scenic countryside with French doors leading to the well-stocked mature rear garden, dining room to the front with a study/home office also to the front. The impressive modern split level dining kitchen with family/breakfasting area has an extensive range of modern units in white with a contrasting work surface, new integrated dishwasher, double electric fan ovens/grill, gas hob, hood, fridge, freezer. From the family/breakfasting area is French doors with access to the decking and garden. The kitchen has an adjacent utility room including wall and base units with two integrated Hoover washer dryers and door leading to the rear garden. A timber internal door leads from the utility room to the double integrated garage with up and over doors. Also, on the lower level there is a cloakroom with a two piece suite.

On the upper level there are four large double bedrooms and a modern family bathroom with a three piece suite and separate shower cubicle. The super sized master bedroom has access to a large separate dressing room, as well as a large en suite bathroom, bedroom two also has access to a large en suite shower room. The three secondary bedrooms have double built in cupboard style wardrobes and the rooms are also large enough to accommodate free standing wardrobes.

Features of this property include double width driveway offering off-street parking for several cars providing access to the double garage, fabulous private gardens to front and rear garden with decking area, double glazing and gas central heating.

DIMENSIONS

Lounge	20'6" x 12'0"
Kitchen	12'7" x 13'2"
Dining Room	13'8" x 10'0"
Family/Breakfasting Area	12'9" x 12'0"
Study	8'10" x 5'10"
Utility room	9'4" x 5'4"
Bathroom	7'8" x 8'5"
Bedroom one	18'0" x 20'0"
Dressing room	8'4" x 8'2"
En Suite	8'4" x 9'3"
Bedroom two	12'2" x 14'2"
Bedroom three	11'9" x 11'9"
Bedroom four	13'9" x 9'6"
En Suite	11'7" x 8'2"

COUNCIL TAX: Band G

ENERGY RATING: C

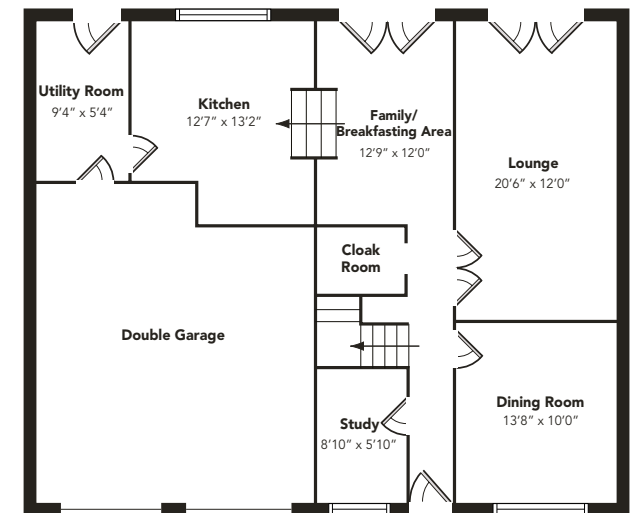
FEATURES

Popular quiet child safe location
Easy access to all amenities
Two Public rooms
Four double bedrooms, 2 with en suite facilities
Modern split level dining kitchen
Gas central heating
Double glazing
Superb gardens

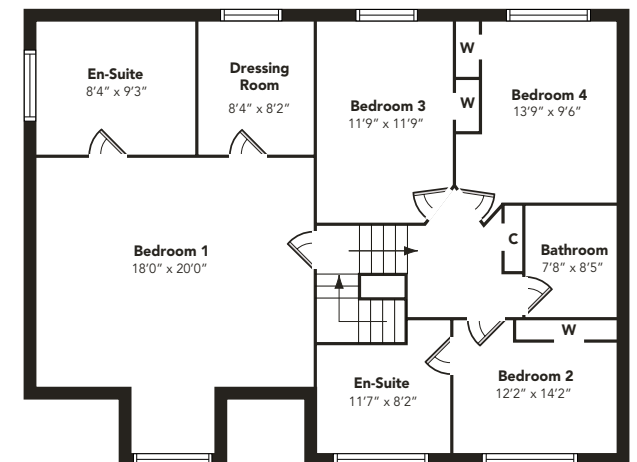
INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS

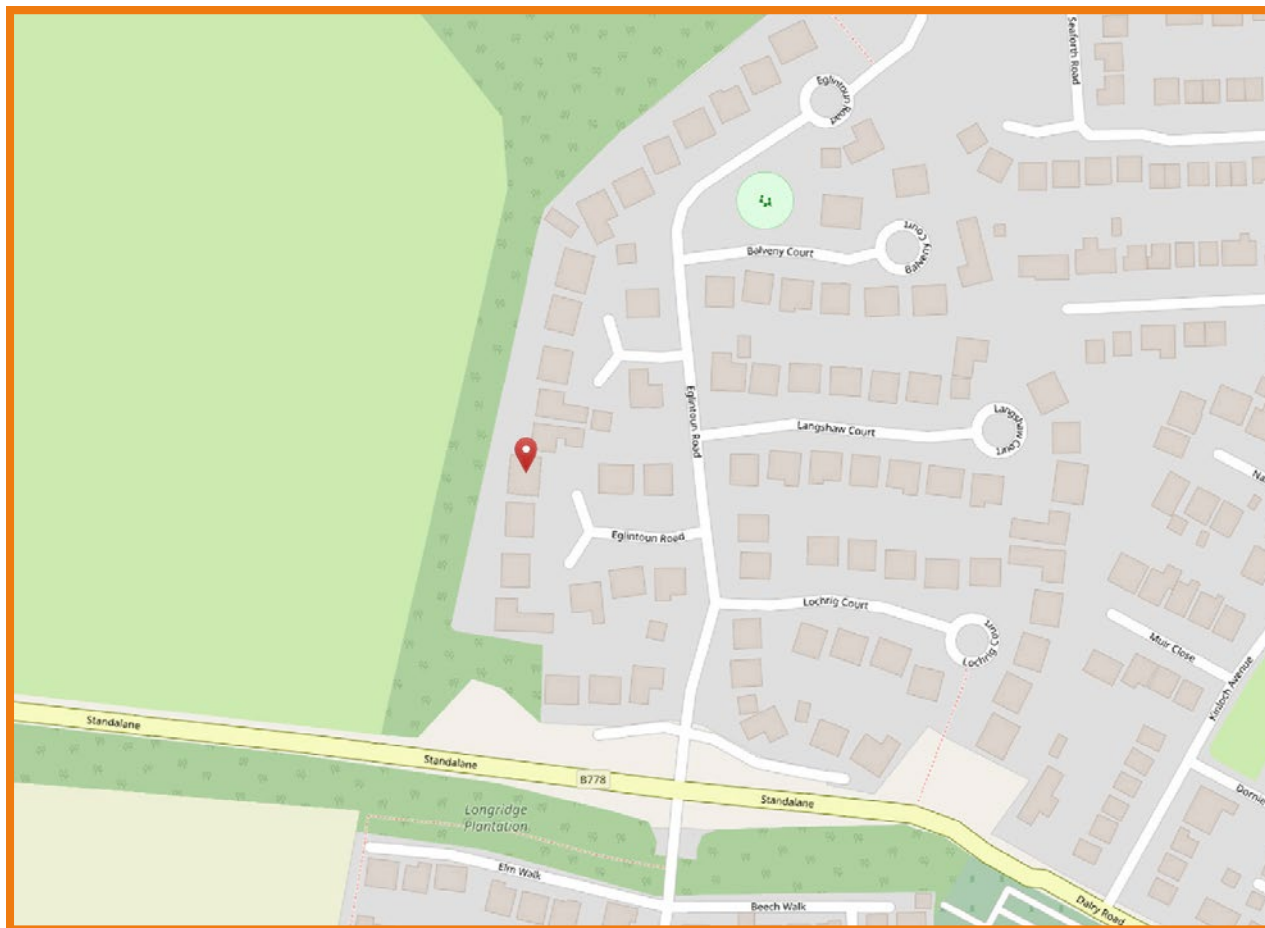
On entering Stewarton from Kilmarnock pass under viaduct, continue to the roundabout turning left onto Dalry Road, pass under railway bridge turning sixth right into Eglington Road, continue taking the second on the left where the property sits towards the end on the right.

VIEWING

Strictly by appointment through Barnetts on 01563 522137.

ENTRY DATE

By arrangement



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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