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SOLICITORS - ESTATE AGENTS



46 Holehouse Road, Kilmarnock, KA3 7BG

Offers Over £135,000














An excellent opportunity to acquire this charming and highly individual 19th-century semi-detached sandstone villa, occupying a superb position within a highly sought-after residential area of Kilmarnock, close to the prestigious London Road. This distinctive traditional property offers exceptionally spacious accommodation formed over two levels, the property would benefit from a degree of general upgrading.

The property enjoys an excellent location within easy reach of Kilmarnock town centre and the extensive range of shopping, recreational and leisure facilities the town has to offer. There are excellent public transport services nearby, together with convenient access to the A77 and M77 road networks, providing excellent commuting links throughout Ayrshire, Glasgow and Scotland's Central Belt.

Internally, the accommodation is both spacious and versatile. A welcoming entrance porch provides access to the reception hallway, which in turn leads to a generously proportioned lounge and a spacious dining kitchen which in turn provides direct access to the rear of the property, offering ample room for everyday dining and entertaining. The reception hallway also provides access to the family bathroom, conveniently positioned to the rear beneath the staircase.

A staircase from the reception hallway leads to the upper landing, where there are two particularly spacious double bedrooms, both offering excellent proportions. Completing the upper accommodation is a substantial deep walk-in storage cupboard.

The property further benefits from gas central heating and double glazing.
Externally, there is a small area of private garden ground to the rear, together with access to a substantial communal garden area beyond, providing an attractive outdoor space for residents to enjoy.

This is a particularly appealing and somewhat unique traditional property, offering an excellent combination of character, generous room proportions and an enviable residential location. Properties of this style and individuality are seldom available, and early internal viewing is highly recommended to fully appreciate the accommodation, charm and excellent location on offer.



DIMENSIONS

Lounge	13'0" x 13'0"
Dining Kitchen	13'0" X 11'10"
Bedroom 1	13'7" x 13'0"
Bedroom 2	13'7" x 12'5"
Bathroom	5'11" x 7'11"

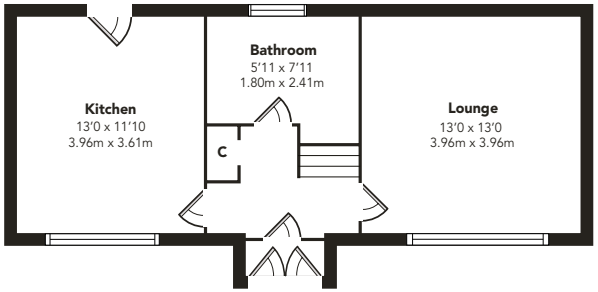
COUNCIL TAX
C

ENERGY RATING
D

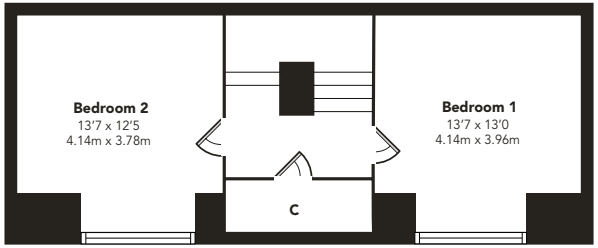
INCLUSIONS
Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

FEATURES
Upgrading required
Sought after locale
Two spacious bedrooms
Good storage
Double glazing
Central heating

GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS

Travelling from Kilmarnock Town Centre on London Road, turn left at traffic lights into Holehouse Road, continue on Holehouse Road to the property on the left hand side.

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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