

71 London Road

KILMARNOCK, EAST AYRSHIRE, KA3 7BP



A distinctive Georgian-style villa with exceptional space, character and versatility



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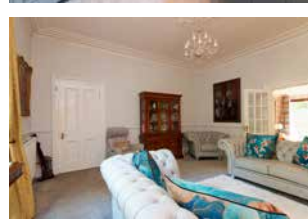
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McEwan Fraser is delighted to bring to the market this substantial and truly impressive Georgian-style sandstone villa, occupying a generous corner plot within the prestigious and highly sought-after London Road area of Kilmarnock. A property of genuine character and presence, this beautiful home combines the timeless appeal of Georgian-style architecture with exceptionally generous accommodation and an enviable degree of flexibility. From its spacious reception rooms and four bedrooms to its extensive basement, private south-facing gardens and detached one-bedroom annexe, this is a home that offers far more than meets the eye.

Perfectly suited to modern family life, the property provides an abundance of space for relaxing, entertaining, working from home, hobbies, guests and multi-generational living, while retaining the elegance and individuality rarely found in more contemporary homes.

THE LOUNGE



The impressive formal lounge provides a wonderful principal reception room, offering a refined yet comfortable space for entertaining friends, enjoying family evenings or simply relaxing in elegant surroundings.

The separate family room provides a more informal everyday living space and is ideally suited to family gatherings, movie nights or a children's playroom. With doors opening towards the garden, this is a room where the distinction between indoor and outdoor living can be effortlessly blurred during the warmer months. A dedicated study provides an invaluable private workspace, perfect for working from home, running a business or studying.

THE FAMILY ROOM



THE KITCHEN



The well-appointed dining kitchen is sure to become the heart of the home, providing the perfect setting for family gatherings and entertaining.



The sun room is a particularly appealing addition, providing a bright and welcoming space overlooking the gardens. Whether used for morning coffee, informal dining, entertaining, reading or simply enjoying the changing seasons, it offers a lovely connection with the outdoors.

THE SUN ROOM



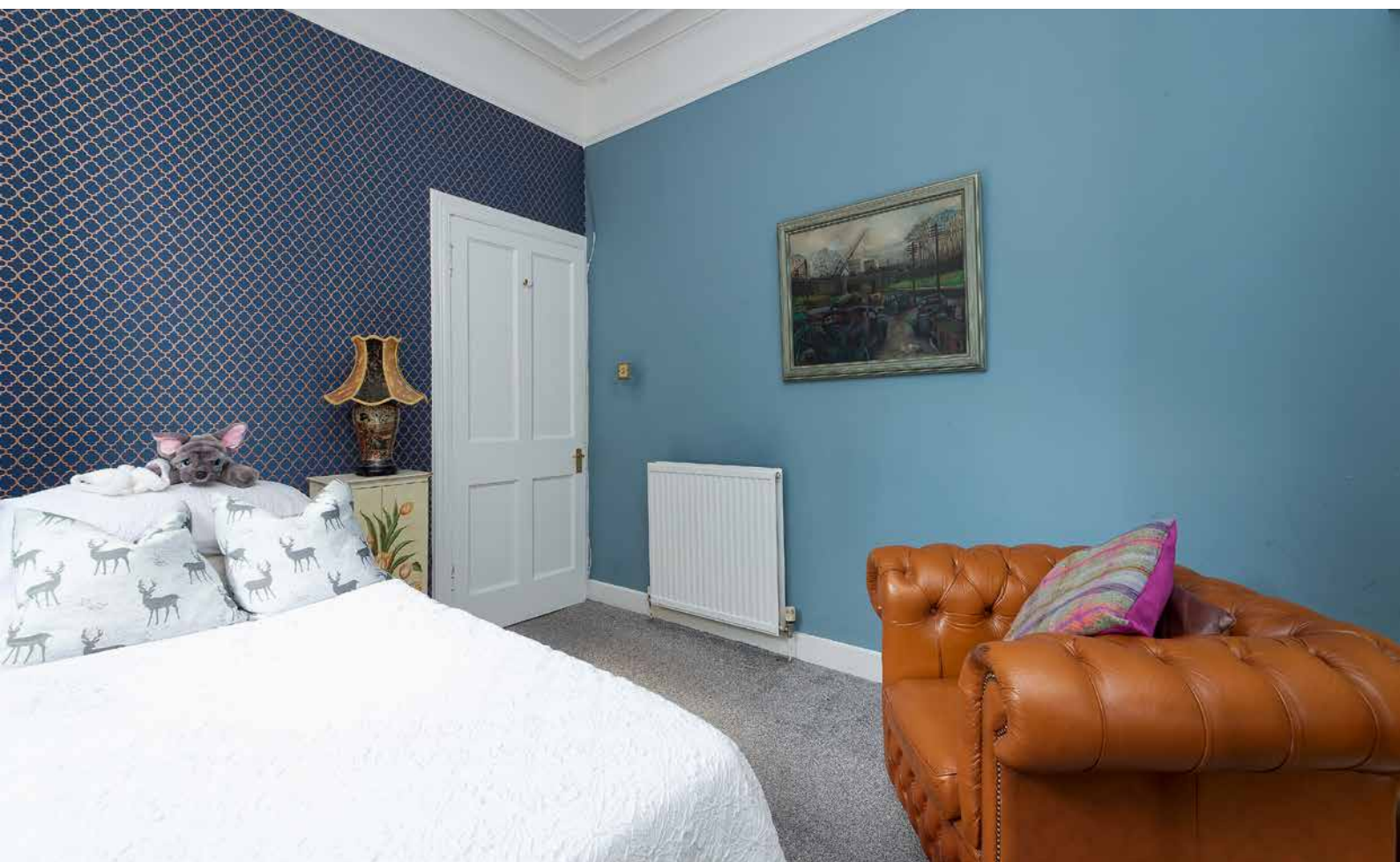
The four spacious bedrooms within the main residence provide excellent accommodation for a family, with plenty of flexibility depending on individual needs. The principal bedroom offers the opportunity to create a private retreat, while the additional bedrooms could comfortably accommodate children, family members or guests.

The accommodation is complemented by two bathrooms, providing convenience for busy family life, together with a dedicated laundry room, keeping everyday household tasks conveniently away from the principal living areas.

BEDROOM 1



BEDROOM 2



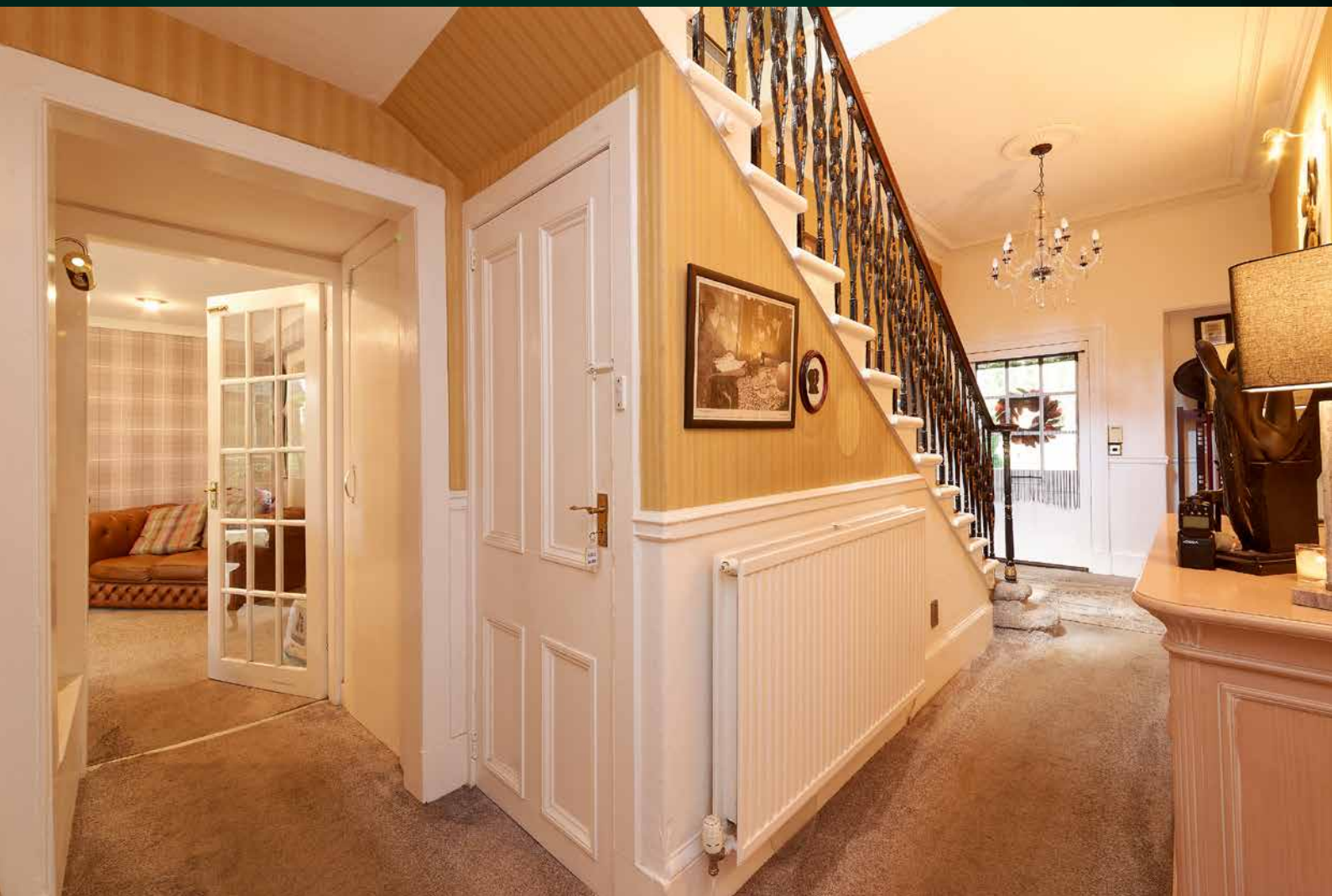
BEDROOM 3



THE SHOWER ROOM & BATHROOM



THE HALLWAY & LANDING



The basement level provides a fantastic additional area, offering substantial storage and excellent potential for a variety of uses. Ideal for storing seasonal belongings, bicycles, sporting equipment, tools and household items, the space could also appeal to those requiring a workshop, hobby area, wine store or dedicated storage facility.

Its generous proportions provide yet another opportunity to tailor the property around your own requirements and lifestyle.

THE BASEMENT



One of the property's most exceptional and sought-after features is the detached one-bedroom annexe, providing genuine independent accommodation and an exciting range of potential uses.

For families, it could be the perfect solution for multi-generational living, offering an elderly parent or adult child their own private space while keeping loved ones close. It could equally provide comfortable accommodation for visiting family and friends.

THE ANNEXE





Alternatively, buyers may see the potential for a self-contained guest suite or short-term letting/Airbnb opportunity, potentially providing an additional source of income, subject to all necessary planning, licensing and regulatory requirements.

The detached nature of the annexe is particularly appealing, providing independence and privacy while remaining within the grounds of the main home.

Externally, the property continues to impress. Set within a substantial corner plot, the home benefits from a generous, private south-facing rear garden, creating a peaceful and secluded outdoor haven.

The garden provides ample space for children to play, for entertaining family and friends, for gardening enthusiasts, or simply for enjoying a quiet afternoon in the sunshine.

The south-facing aspect is a particularly attractive feature, allowing the garden to become a natural extension of the home's living space during the warmer months.

EXTERNALS



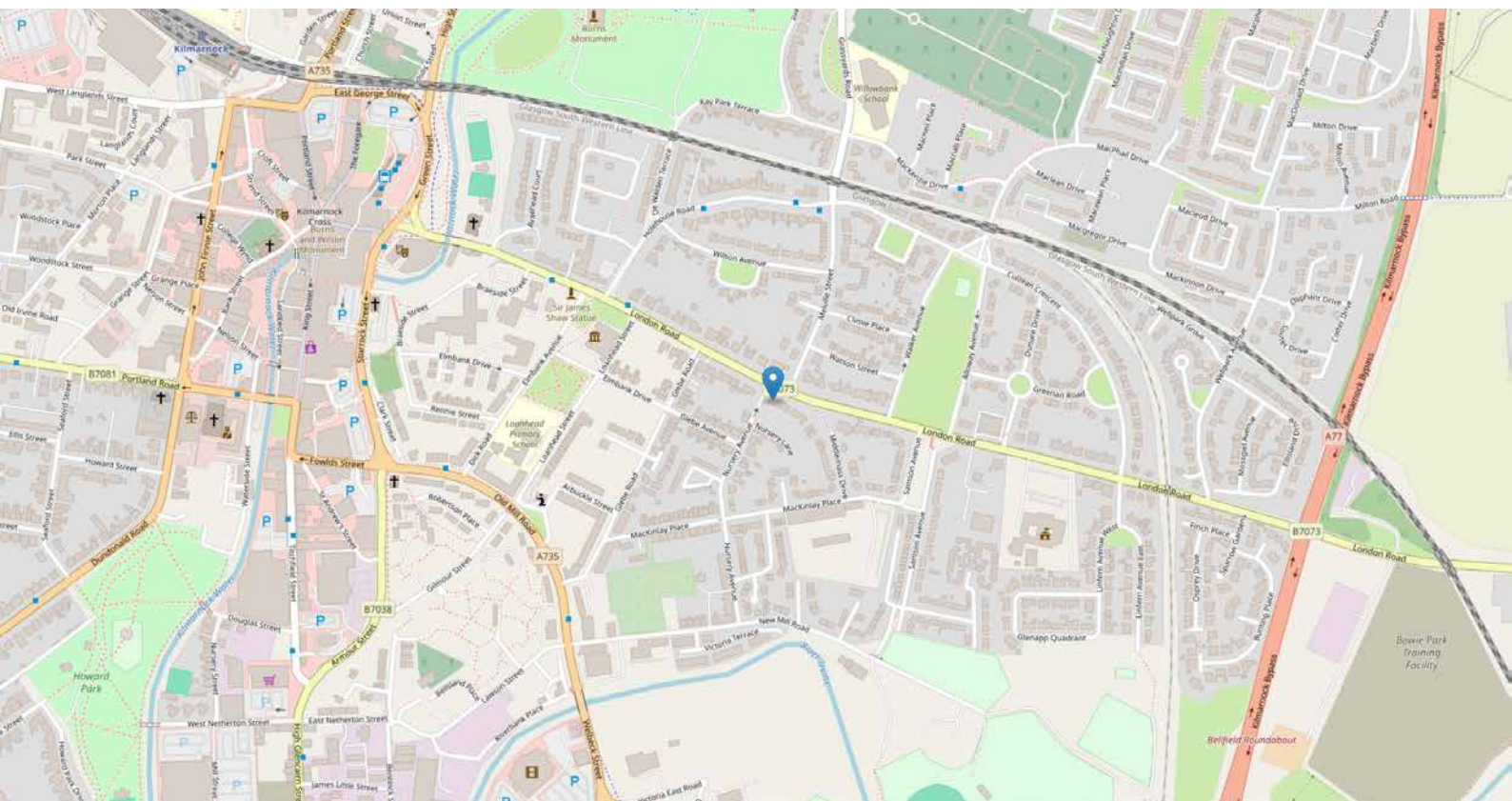


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 235m² | EPC Rating: D



THE LOCATION

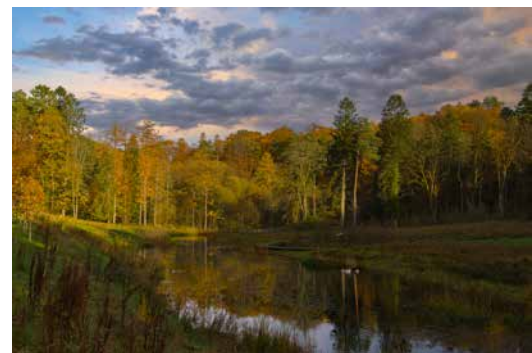
71 London Road is positioned on one of Kilmarnock's sought after road's and within close proximity to the town centre; as such, the property is ideally placed to benefit from the many amenities which Kilmarnock has to offer. These include a wide selection of shops, including many high street names. There is also a large retail park which can be found a short distance from the property.





Public transport facilities within the area include regular bus services and frequent rail travel from Kilmarnock Railway Station. For the motorist, there are good road links providing easy access to the A77/M77 Motorway.

Primary and secondary schooling can be found close by, as well as a host of hotels, restaurants, coffee shops, bars, a sports centre, rugby fields, a golf course, a cinema and, of course, Kilmarnock FC. Ayrshire is famous for golf with championship courses at Royal Troon, Prestwick and Turnberry. Kilmarnock is home to Caprington, Annanhill and the new private course at Rowallan Castle, a mere seven-minute drive away. It should be noted that Silverburn is only a fifteen-minute drive away.



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