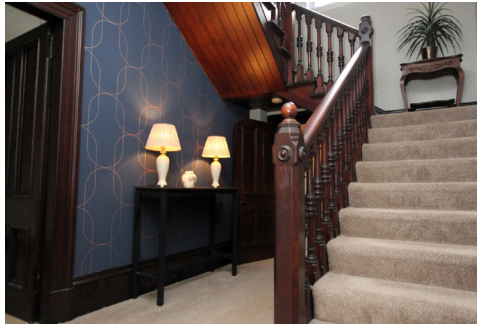




57 South Hamilton Street,, Kilmarnock, KA1 2DT
Offers Over £295,000





An impressive traditional semi-detached villa occupying a prime position within one of Kilmarnock's most sought-after residential areas. This substantial family home has been maintained to an exceptionally high standard by the present owners and offers beautifully proportioned accommodation over two levels, retaining a wealth of traditional character and period features throughout. The property successfully combines the elegance and charm of a traditional villa with the comforts and conveniences of modern family living.

The accommodation is entered through a generously proportioned reception hallway, which immediately creates an excellent first impression. The original timber staircase rises to the upper landing and is undoubtedly one of the outstanding architectural features of the home.

The principal lounge is a spacious and elegant apartment, enjoying a bay window formation to the front of the property, allowing excellent natural light into the room. A feature fireplace with decorative surround provides an attractive focal point, whilst the generous proportions offer considerable flexibility for furniture arrangements.

To the rear of the lounge is a traditional dining room, offering excellent proportions and providing an ideal setting for both formal dining, family entertaining or a fourth bedroom.

A few steps lead down from the main hallway to a rear corridor, from which the remaining ground-floor accommodation is accessed.

The well-proportioned dining kitchen provides ample space for everyday family living and dining. French doors open onto an attractive patio and seating area to the side of the property, providing a pleasant connection between the internal accommodation and outdoor space.

Also accessed from the rear corridor is a modern bathroom, with a window overlooking the side of the property. Opposite the bathroom is a useful deep walk-in cupboard, offering additional storage facilities.

Situated beyond the kitchen is a substantial utility area, providing valuable additional accommodation and direct access to the rear gardens.

Upper Level

The original timber staircase leads to the upper landing, from which all three bedrooms and the shower room are accessed.

The principal bedroom is a generously proportioned double bedroom with an attractive bay window formation to the front of the property. The room offers excellent space for bedroom furnishings whilst retaining the character associated with a traditional home of this period.

Bedroom two is another spacious double bedroom, enjoying a bay window formation overlooking the rear gardens.

The third bedroom, positioned to the front of the property, is again a well-proportioned double bedroom, making this an ideal home for growing families.

Completing the upper accommodation is a conveniently positioned shower room accessed from the landing.

The property benefits from private off-street parking to the front.

To the rear are extensive, well-established gardens, providing an excellent outdoor environment for family enjoyment, relaxation and entertaining. The size of the garden grounds represents an attractive feature of the property.

An additional patio and seating area to the side, accessed directly from the dining kitchen through French doors, provides an ideal space for outdoor dining.

Further benefits include gas central heating and double glazing throughout.

DIMENSIONS

Lounge	22'7" x 15'6"
Dining Room	12'10" x 12'7"
Dining Kitchen	14'10" x 10'0"
Utility Area	14'10" x 6'0"
Bathroom	7'5" x 6'0"
Bedroom 1	17'8" x 12'11"
Bedroom 2	13'0" x 13'6"
Bedroom 3	10'9" x 9'0"
Shower Room	6'7" x 5'0"

COUNCIL TAX

Band E

ENERGY RATING

D

FEATURES

Beautifully maintained family accommodation over two levels.
Spacious reception hallway with original timber staircase.
Bay-windowed lounge with feature fireplace.
Generously proportioned traditional dining room or fourth bedroom
Large dining kitchen with French doors to external patio and seating area.
Modern ground-floor bathroom.
Substantial utility area with direct access to rear gardens.
Three well-proportioned double bedrooms, two with bay windows.
Upper-floor shower room.
Excellent storage facilities.
Extensive rear gardens.
Convenient for Kilmarnock town centre, schooling and transport connections



Floorplans are indicative only - not to scale
Produced by Plushplans



LOCATION

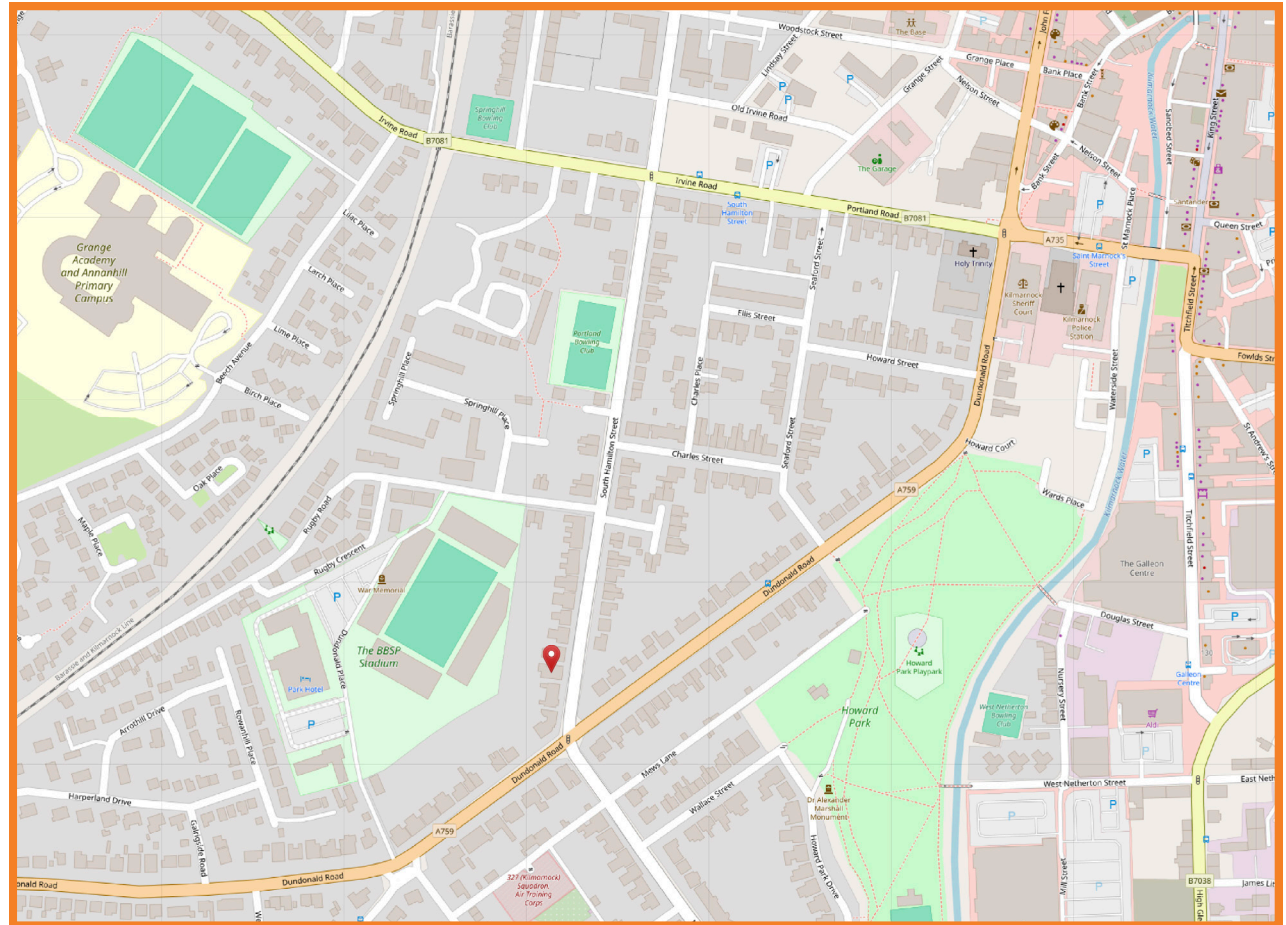
South Hamilton Street is situated within one of Kilmarnock's most desirable and established residential areas, enjoying a convenient position within easy reach of the town centre. Kilmarnock offers an extensive range of shopping, leisure and recreational facilities, including supermarket shopping, independent retailers, restaurants and cafés. The town also benefits from a comprehensive range of educational facilities, with primary and secondary schooling available locally. For commuters, Kilmarnock is well served by public transport connections, including regular bus services and rail links offering frequent travel to Glasgow and surrounding destinations. The nearby A77/M77 road network provides convenient access north towards Glasgow and the wider central belt, as well as south towards Ayrshire's coastal towns and beyond.

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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