



65a London Road, Kilmarnock, KA3 7AH
Offers Over £285,000





An outstanding opportunity to acquire this truly impressive traditional ground floor conversion, forming part of a handsome sandstone Victorian villa. The current owners have painstakingly upgraded and enhanced the property throughout, creating a beautiful home that successfully combines traditional character with high-quality modern finishes.

Offering deceptively spacious accommodation all on one level, the property comprises a welcoming and expansive reception hall providing access to a magnificent formal lounge, together with a versatile second public room currently used as a living room, which could equally serve as a third double bedroom if required.

There are two generously proportioned double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room and a superb walk-in American-style wardrobe. The reception hall also provides access to a contemporary shower room and a superb dining kitchen, ideal for both everyday family living and entertaining. A useful utility area lies off the kitchen and provides direct access to the exceptional rear gardens.

Further benefits include double glazing in two of the bedrooms and the shower room, with triple glazing fitted throughout the remainder of the property, gas central heating, an outstanoff-street parking to the front of the property, and beautifully maintained, fully enclosed rear gardens. The gardens offer a delightful seating area with a pergola, an extensive lawn, an abundance of mature plants and shrub borders, together with a garden shed positioned to the rear.

Located on London Road just a short distance from Kilmarnock town centre, this property is ideally placed to benefit from the excellent amenities close by with extensive shopping facilities including many High Street names found within the centre of Kilmarnock. Public transport services locally include regular bus services on London Road with frequent rail travel available from Kilmarnock town centre. For the commuter, there is excellent access to the nearby A77/M77 motorway.

This is a rare opportunity to purchase a substantial and beautifully presented home offering generous accommodation, outstanding gardens, and an excellent blend of period charm and modern convenience.

DIMENSIONS

Formal Lounge	21'10" x 14'8" (6.65m x 4.47m)
Bedroom 3	13'5" x 10'8" (4.09m x 3.25m)
Kitchen	9'0" x 8'10" (2.74m x 2.69m)
Dining Area	9'10" x 8'10" (3.00m x 2.69m)
Bedroom 1	14'8" x 11'0" (4.47m x 3.35m)
Bedroom 2	13'8" x 10'8" (4.17m x 3.25m)
En Suite	8'1" x 5'3" (2.46m x 1.60m)
Shower Room	9'7" x 5'2" (2.92m x 1.57m)

COUNCIL TAX

Band E

ENERGY RATING

D

INCLUSIONS

Fitted floor coverings, light fittings, kitchen and shower room fixtures and fittings and any other negotiable items.

FEATURES

Seldom available
Superb location
Immaculate throughout
Two double bedrooms
Two public rooms
Large private gardens
Gas central heating
Driveway to front
Viewing recommended





TRAVEL DIRECTIONS

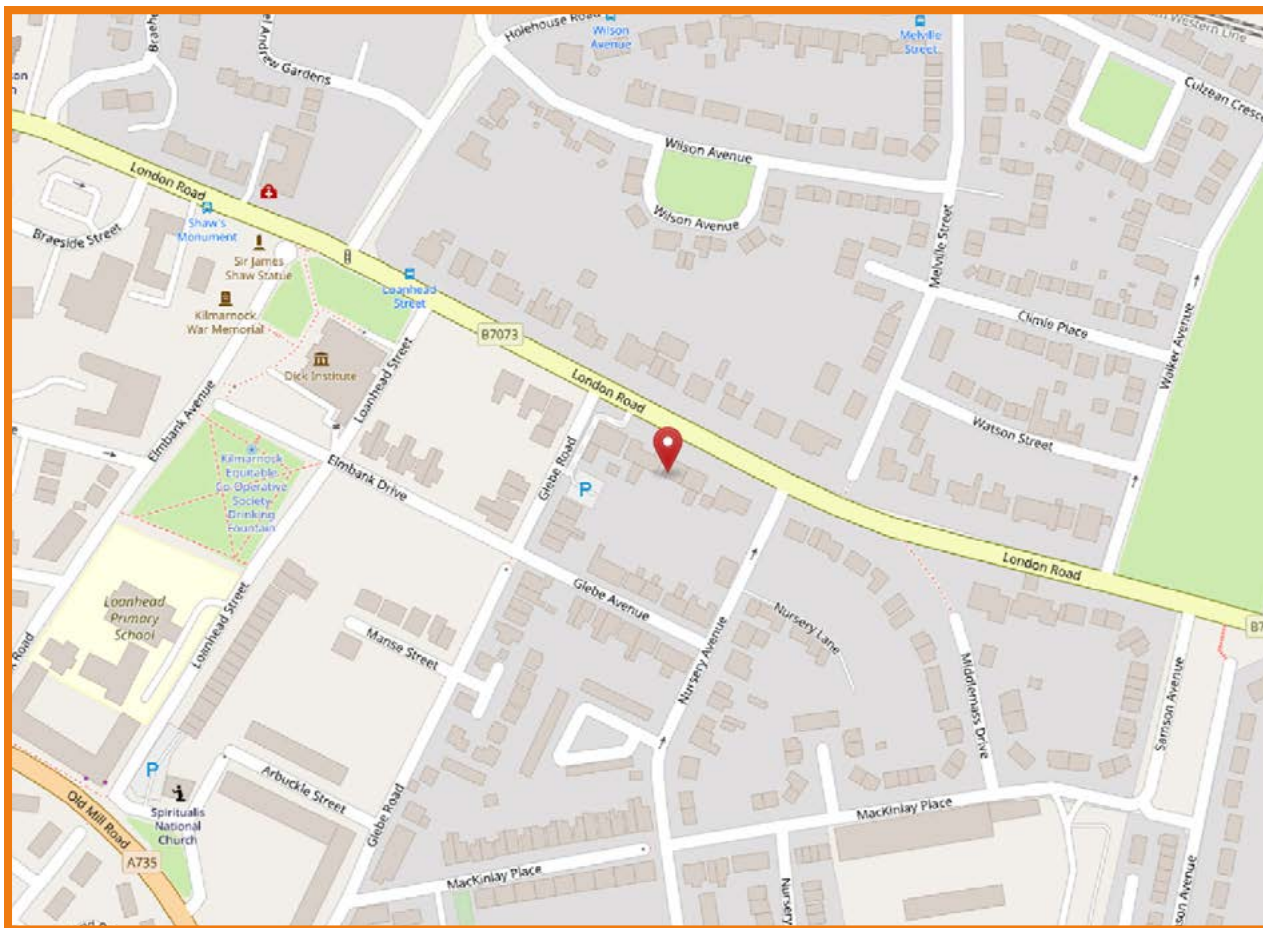
Travelling from Kilmarnock one way system on London Road the property sits on the right hand side.

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.



7-9 Grange Place, Kilmarnock KA1 2BH

T. 01563 522 137

Email. property@barnettslaw.co.uk

Website: www.barnettslaw.co.uk