



lomond

make yourself a home

11 Arrothill Drive, Kilmarnock KA1 1UJ

Accommodation

A well-appointed and extended semi-detached villa set within a quiet and established location just off the prestigious Dundonald Road in Kilmarnock and only a short walk from the Park Hotel including the popular Blues Restaurant and Pavilion Café Bar as well as the reputed Gargieston Primary School. The property has a fantastic open plan dining kitchen area within the extended portion of the property and a converted garage creating a useful additional living room or fourth bedroom.

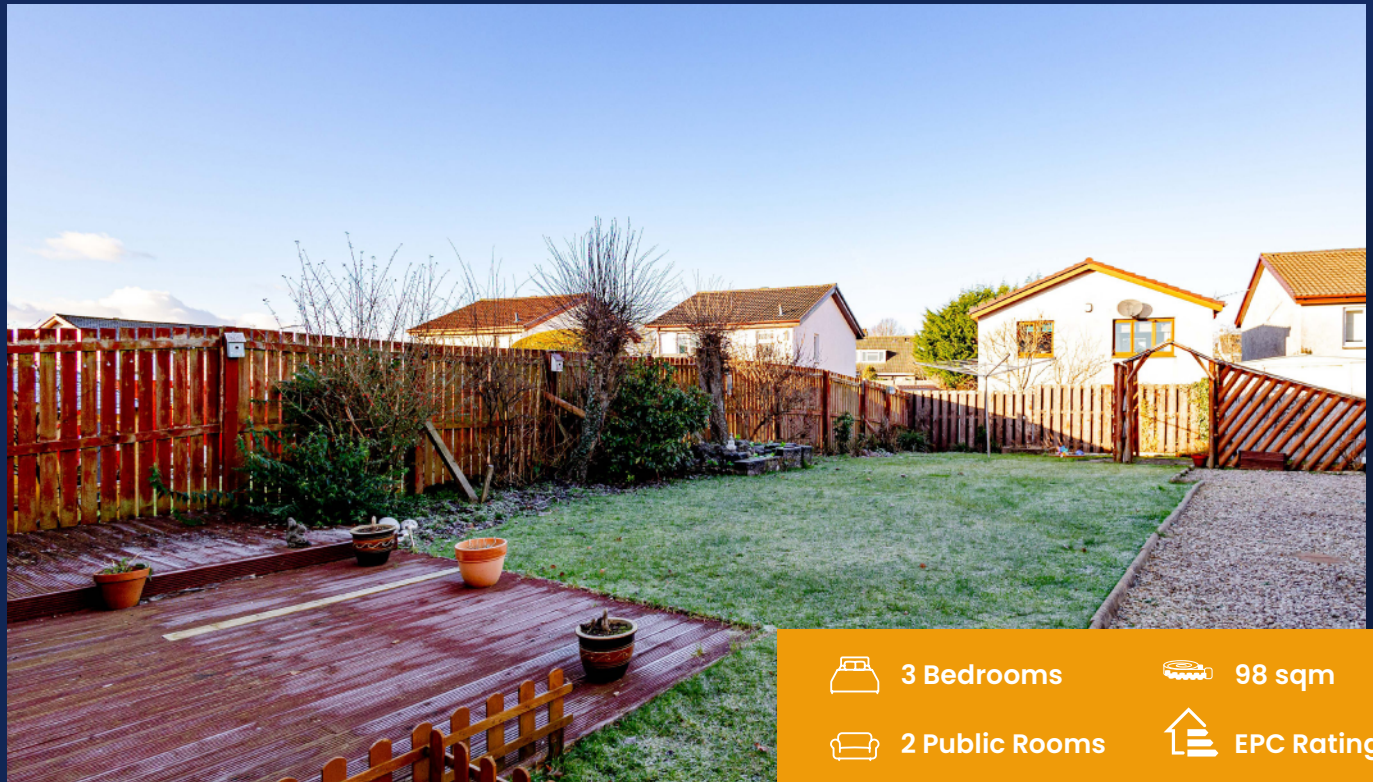
The entrance hallway provides access to the formal lounge room at the front together with the separate living room within the converted garage area. This room provides an excellent level of flexibility to the layout and gives the option of a fourth bedroom if desired. To the rear is the superb open plan kitchen and family dining area which has a range of wall and floor mounted units together with integrated high specification appliances and French doors leading to the rear garden. On the upper level are all three bedrooms and completing the accommodation is the modern fitted bathroom complete with three piece suite incorporating WC, wash hand basin and bath with shower above.

Externally there is driveway parking to the front as well as an attractive garden area. The rear garden is fully enclosed and child safe providing a bright and sunny aspect with an area of decking, well kept lawn and stone chipped borders. Furthermore the property has gas central heating and double glazing. Within walking distance are the highly regarded Gargieston Primary and Grange Academy providing sought after schooling options for families.

Situation

Situated just off Dundonald Road, the property is a short stroll from the popular Park Hotel and Conference Centre, home to the highly regarded Blues & Pavilion Restaurants. At the foot of Dundonald Road lies the bustling John Finnie Street, with its excellent selection of bars, restaurants, shops, banks, and other amenities. Nearby Bank Street boasts an array of boutique shops and cafes, while both the bus and train stations provide excellent transportation links, including a direct route to Glasgow City Centre. For commuters, the recently upgraded M77 motorway offers convenient access to Glasgow in the north and Ayr in the south.

- Quiet & Established Location
- Extended Semi Detached Villa
- Large Open Plan Kitchen and Dining Room
- Three/Four Bedrooms
- Modern Kitchen & Bathroom
- Extensive Garden Area with Decking & Lawn
- Driveway Parking
- Versatile Layout of Family Accommodation

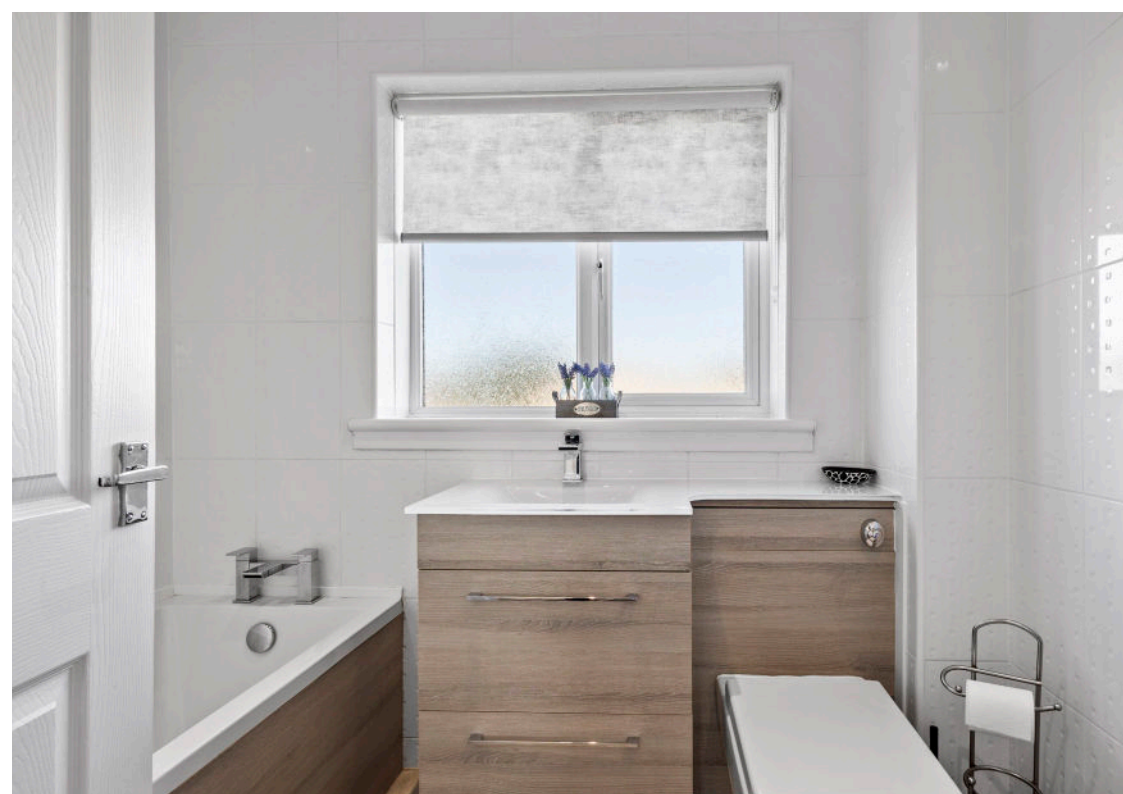


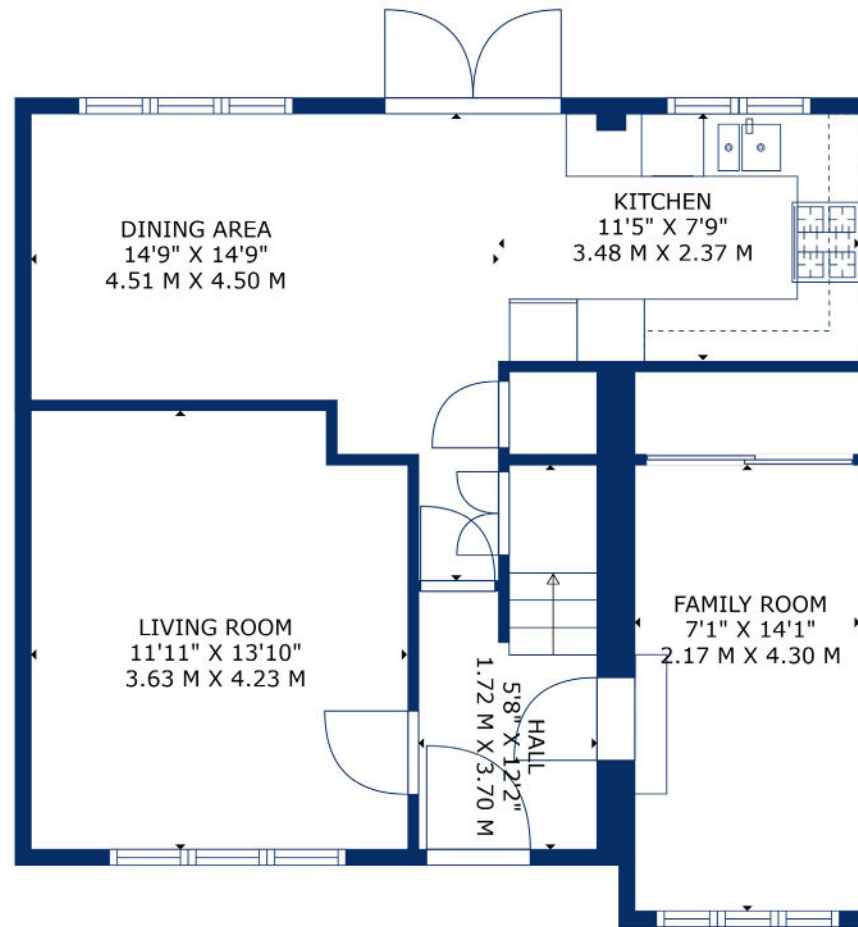
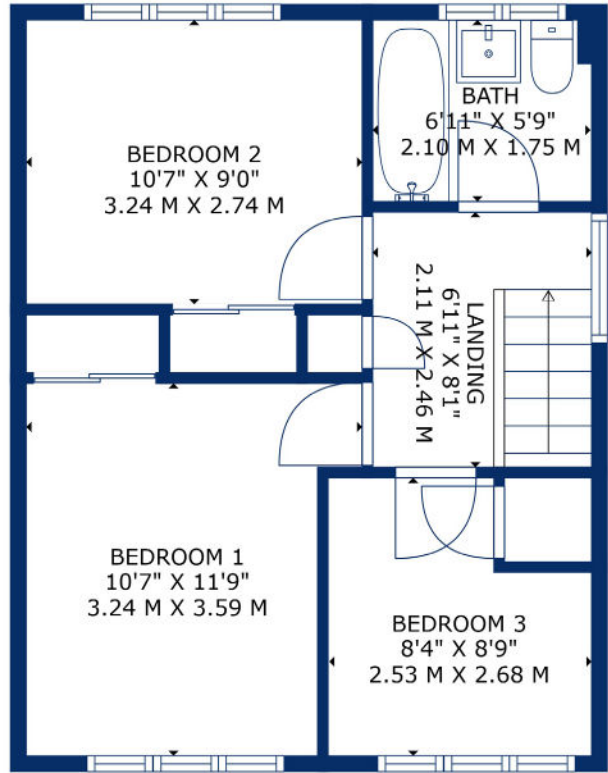
 3 Bedrooms

 98 sqm

 2 Public Rooms

 EPC Rating D





51 Main Street, Prestwick
 01292 471511



52 Bank Street, Irvine
 01294 317013



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