




lomond
make yourself a home

9b Holehouse Road, Kilmarnock KA3 7AU

Accommodation

Forming part of an imposing and attractive Edwardian style villa which has been converted into three separate dwellings this quirky attached villa is superbly presented throughout and benefits from it's own door entry, driveway parking, secluded garden and flexible layout of accommodation. The property will suit a wide range of purchasers given the overall size, presentation and location not to mention the majority of accommodation being on one level.

Having been extended prior to the conversion, this property is situated within part of the former maid's quarters and offers a unique layout of flexible and adaptable accommodation extending to three bedrooms as well as having a modern contemporary feel yet benefitting from the features of a period property. The accommodation comprises of entrance hallway, lounge, modern fitted kitchen with built in appliances and luxurious bathroom on the ground floor. There are also two bedrooms on the ground floor as well as immediate access to the rear garden from the rear hallway. A staircase from the lounge leads to the upper portion of the property where a further double bedroom is located. This room offers a degree of flexibility and could be utilised as a home office of TV room/snug.

This outdoor haven stands as a highlight of the home, boasting appealing landscaping, including a patio, well maintained lawn, and outbuildings at the rear.

An internal viewing of this splendid traditional home is essential to fully grasp the extent of its quality and space. Perfectly suited for a variety of buyer preferences, within a supremely convenient locale.

Situation

Situated in a highly sought-after location, you'll find yourself surrounded by the best of Kilmarnock's amenities, including shops, schools, and parks, all within easy reach. Adjacent to Holehouse Road is the entrance to Kay Park with several acres of picturesque landscapes, children's playpark, and a stunning lake at the centrepiece surrounded by picturesque walking paths. The nearby town centre provides a range of restaurants and pubs together with the convenience of both the train and bus stations which offer a regular service north and south of the town. The M77 provides simple and effective commuting to both Glasgow City Centre in the North and Ayr Town Centre in the South.

**Please note that the image of the second bedroom has been virtually staged to give an

- Conversion Within a Stunning Edwardian Villa
- Driveway Parking with Secluded Garden
- Spacious Accommodation with Three Bedrooms
- Modern Kitchen & Bathroom
- Convenient Location close to Amenities


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3 Bedrooms



64 sqm

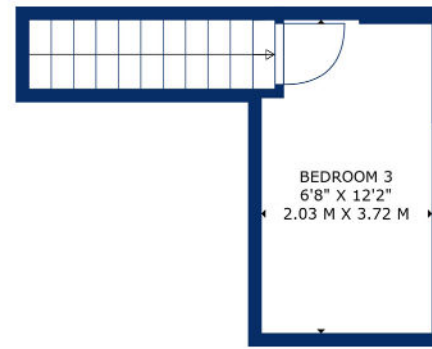


2 Public Rooms

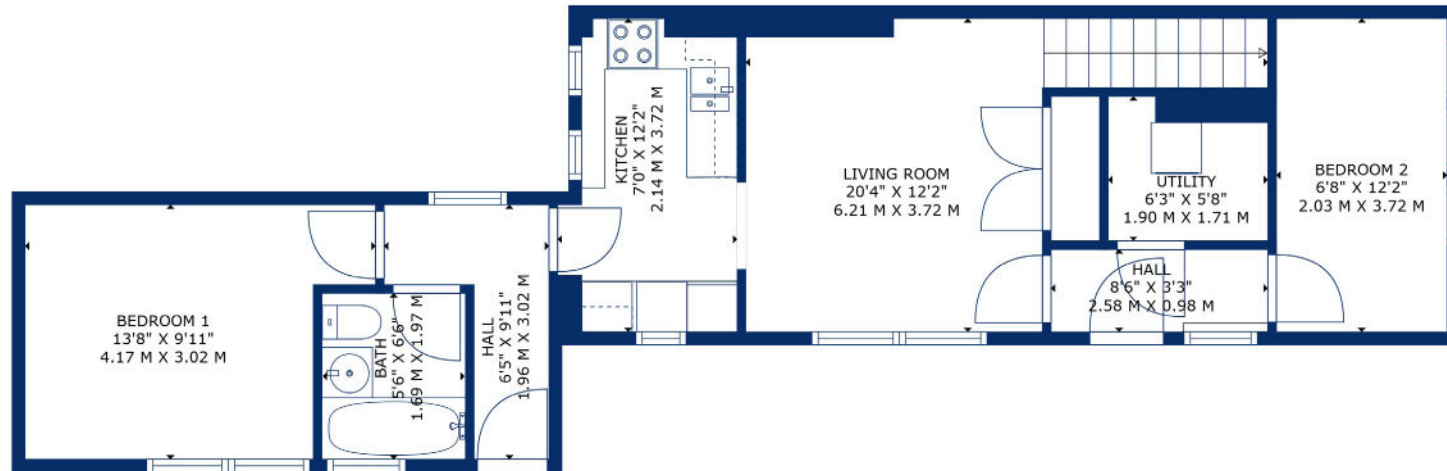


EPC Rating C





FLOOR 2



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