



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**64 Dundonald Road**

KILMARNOCK, KA1 1RZ



# 64 Dundonald Road

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64 Dundonald Road is positioned in 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, sports centre, rugby fields, a golf course, 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.





Part Exchange Available. If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination! Having an eye for style and quality, the current owners have renovated this villa to the highest of standards. This beautifully presented five bedroom traditional semi-detached villa is a particularly picturesque example of contemporary living.

The perfect marriage of modern splendour and quality fixtures & fittings throughout; all fall under the spell. Split over three levels, the property provides extensive accommodation. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property.

Its luxurious fixtures & fittings give a glimpse of the quality features throughout. The formal lounge has a wealth of modern charm and the feature fire and surround gives the room a real cosy feel. This room boasts a nice outlook from the bay window to the front aspect- it is the perfect place to unwind after a hard day. Another impressive room is the luxury breakfasting kitchen has been professionally fitted to include a quality range and state of the art floor and wall mounted units with a striking work surface- it also offers quality fixtures & fittings and complimented with a host of integrated appliances and a central island- making this the ideal zone for an aspiring chef. There is space provided for a table and chairs- This zone is often used for hosting dinner parties- giving you the chance to impress your guests with your culinary skills- it's easy to imagine the fabulous evenings and good company the magnificent space has played host to. An envious shower room completes the accommodation on this level.





The crisp and contemporary styling continues onto the first-floor level where you will find three bright and airy well-appointed bedrooms with a tastefully decorated theme on a bright and fresh layout. These rooms offer space to accommodate a range of furniture configurations and space for additional free standing furniture if required. A stunning family bathroom completes the impressive accommodation on this level.



## Lower Ground Floor



The lower level will be sure to appeal to all members of the family. It provides useful accommodation for a variety of purchaser(s). It has a further two bedrooms, that could easily be transformed, a shower room and a useful utility room. This property is extremely versatile and will appeal to those with a creative imagination.

The generous garden grounds complete this perfect home. A driveway to the front provides off-road parking. The garden grounds to the rear are fully enclosed, providing a safe environment. Many a summer's evening will be spent in this zone enjoying the peace and quiet. Double glazing and gas central heating are provided throughout to create a warm, yet cost-effective way of living all year round.



# Specifications & Details

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

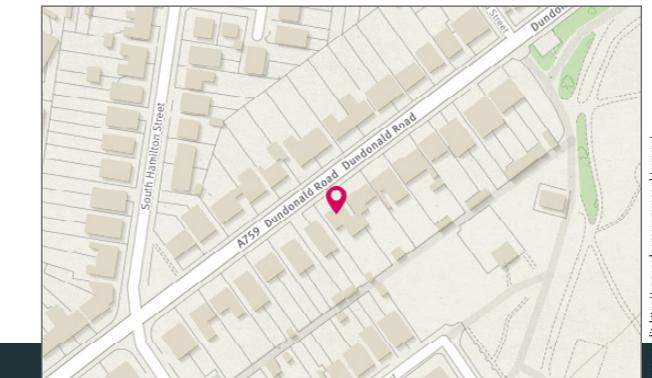
Lower Ground Floor	
Bedroom 4	4.60m (15'1") x 4.00m (13'1")
Bedroom 5	5.60m (18'4") x 4.00m (13'1")
Gym	2.70m (8'10") x 2.70m (8'10")
Utility	2.80m (9'2") x 2.50m (8'2")
Shower Room	2.10m (6'11") x 1.30m (4'3")

Ground Floor	
Lounge	5.70m (18'8") x 4.90m (16'1")
Kitchen	5.40m (17'9") x 4.70m (15'5")
Bathroom	2.80m (9'2") x 2.20m (7'3")

First Floor	
Master Bedroom	4.40m (14'5") x 4.30m (14'1")
Bedroom 2	4.70m (15'5") x 3.10m (10'2")
Bedroom 3	4.40m (14'5") x 2.90m (9'6")
Bathroom	2.90m (9'6") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 232m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures & fittings, curtains and blinds.





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Text and description  
**DIANE KERR**  
Surveyor



Professional photography  
**GARY CORKELL**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer