

# 19 Sunnyside

KILMAURS, EAST AYRSHIRE, KA3 2RY



*AN IMPRESSIVE FIVE BEDROOM  
DETACHED HOME*



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We are delighted to bring to the market, 19 Sunnyside. From the outside, this property is extremely deceiving, and once inside, discerning purchasers will be greeted with a first-class specification. This five-bedroom detached family home offers an unrivalled amount of spacious accommodation across two floors, and also offers a high degree of privacy, with a secluded walled garden to the rear and mature trees to the front.

A welcoming hallway leads to all apartments on this level. The living space consists of five flexible apartments, any of the rooms can be transformed to meet each individual purchaser's needs and requirements. The spacious lounge with a feature gas fireplace is the perfect room to unwind after a hard day and enjoys a pleasant outlook. The formal dining room will be popular with all members of the family. It's easy to imagine the evenings of fine dining this zone has played host to.





The kitchen has a range of floor and wall-mounted units with a host of integrated appliances and a separate utility room thereafter, with a door out to the side. The ground floor accommodation is also complemented with a downstairs shower room, a separate four-piece family bathroom, two large double bedrooms and a family room with French doors leading out to the garden, where you can invite outside in.







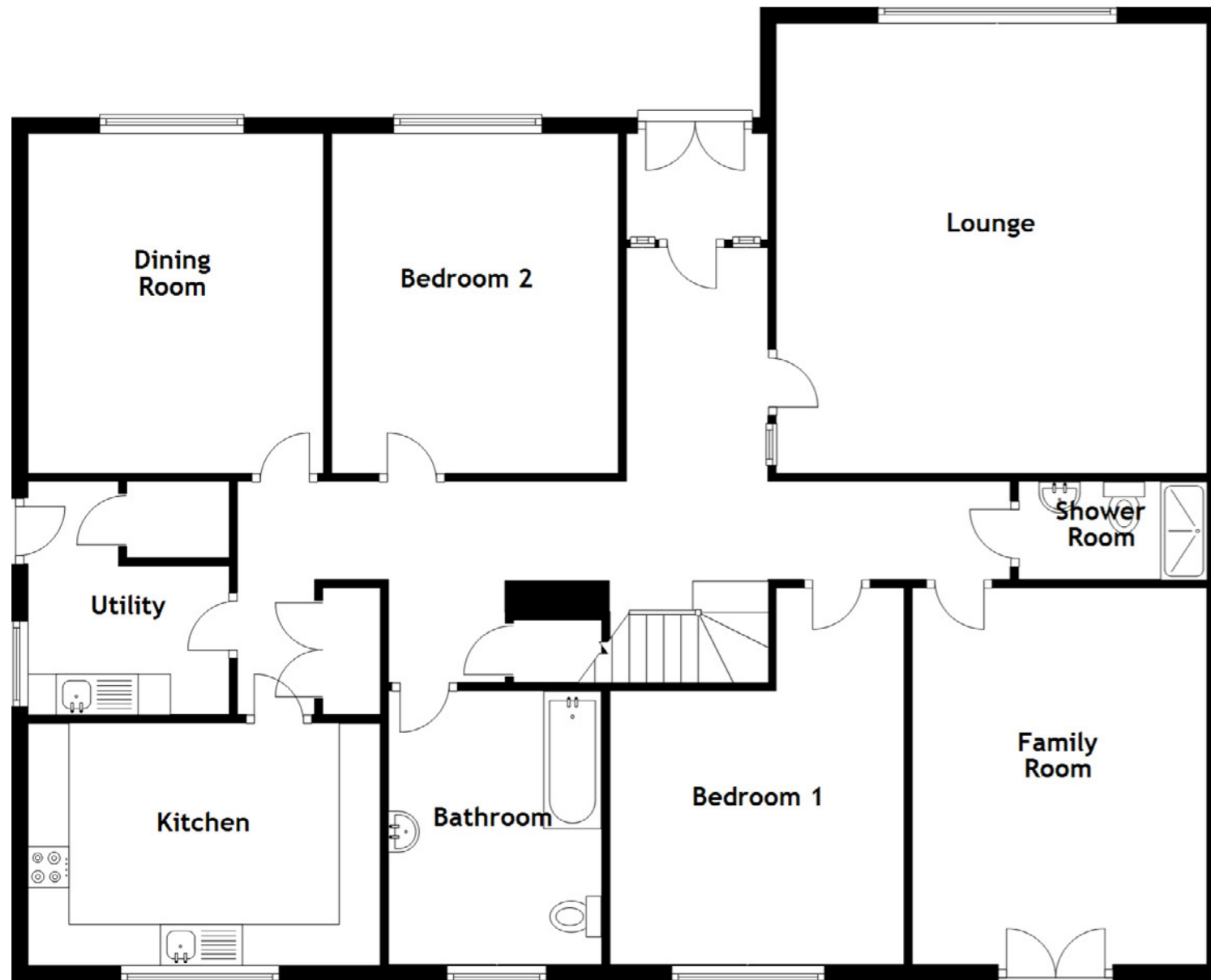






The accommodation has been extended into the original loft space to create three bedrooms, including one with a walk-in wardrobe, a fitted shower room and a large games room, which could also be utilised as a further bedroom, with fitted storage and access into the eaves. There is ample storage throughout.



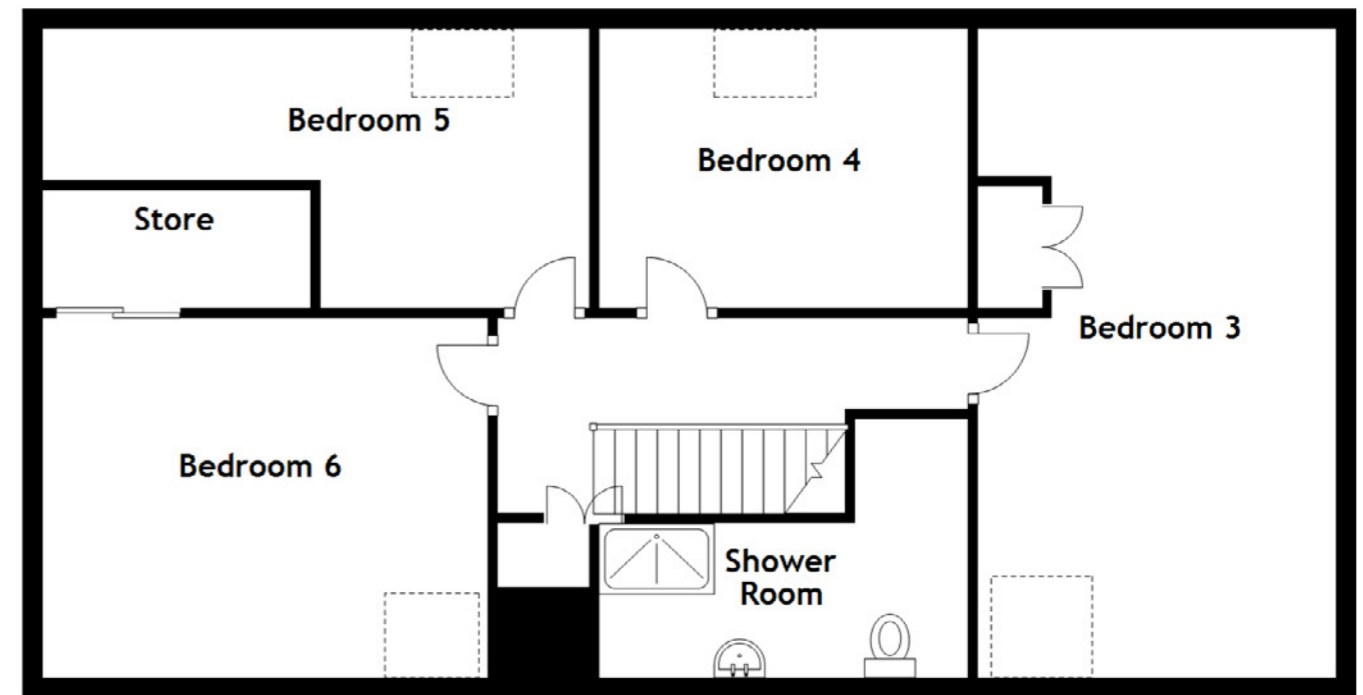


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.50m (18'1") x 5.25m (17'3")
Family Room	4.60m (15'1") x 3.60m (11'10")
Kitchen	4.30m (14'1") x 2.95m (9'8")
Utility	2.85m (9'4") x 2.45m (8')
Dining Room	4.15m (13'7") x 3.60m (11'10")
Bedroom 1	3.60m (11'10") x 3.35m (11')
Bedroom 2	4.15m (13'7") x 3.50m (11'6")
Bedroom 3	6.40m (21') x 3.54m (11'7")
Bedroom 4	3.65m (12') x 2.75m (9')

Bedroom 5	5.40m (17'9") x 2.75m (9')
Bedroom 6	4.40m (14'5") x 3.55m (11'8")
Shower Room	2.30m (7'6") x 1.20m (3'11")
Bathroom	3.35m (11') x 2.60m (8'6")
Shower Room	3.65m (12') x 1.52m (5')

Gross internal floor area (m<sup>2</sup>): 242m<sup>2</sup>  
EPC Rating: D







Externally there are private garden grounds, and a sweeping driveway, providing off-road parking for a number of vehicles and a detached garage thereafter, with an electric up-and-over door.

The rear garden is a sheer delight, especially in the summer months. Many evenings will be spent in this zone enjoying peace and quiet.





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## THE LOCATION

19 Sunnyside is tucked away in the ever popular and charming conservation village of Kilmaurs - 21 miles South West of Glasgow. With its population of only approximately 3,000 and surrounded by its historic and stunning landscape, Kilmaurs is a rare jewel of a location and the perfect find that elusive time to work and enjoy a bit of 'life' time, in an increasingly hectic world.

Kilmaurs Train Station is only a short walk away, as is Morton Park and the health centre. For lovers of the outdoors, there are walking groups, walking festivals that include historical walks to the Ice House.

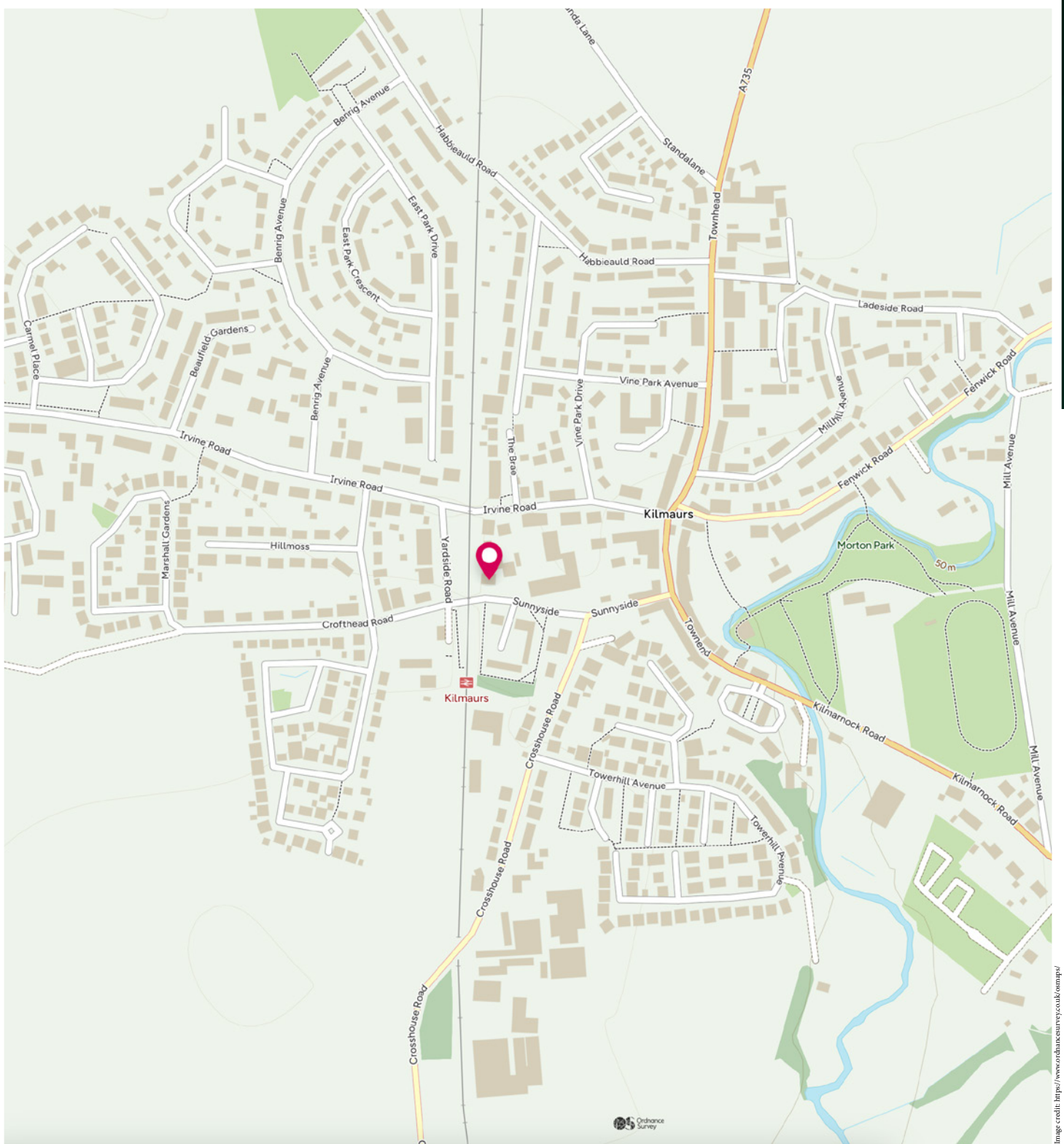


Rowallan Golf Course

The historic town of Kilmarnock with all its amenities, is a mere 10 minutes journey and has a superb 24 hour Tesco store. Great schooling is near at hand in Kilmaurs with a Primary school and Stewarton Academy is also easily accessible.

Perfectly placed via the upgraded M77 motorway and a regular train service for quick and efficient commuting, for shopping or working. Glasgow, Troon and Ayr are all only a thirty minutes drive away.





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