



Ellis Street, Kilmarnock KA1 2DB

welcome to

Ellis Street, Kilmarnock

Within much admired Grange, this traditional terraced villa has been fully and sympathetically refurbished by the present owners to a high and exacting standard. Four bedrooms, three receptions, designer kitchen, family bathroom, downstairs wc, enclosed rear garden, period features. Viewing a must!





Reception Hallway

27' narrowing to x 7' (8.23m narrowing to x 2.13m)

Lounge

17' narrowing to x 15' (5.18m narrowing to x 4.57m)

Kitchen

13' 9" x 13' 2" narrowing to (4.19m x 4.01m narrowing to)

Dining Room

13' 5" x 13' 4" narrowing to (4.09m x 4.06m narrowing to)

Family Room/ Bedroom

13' 9" narrowing to x 12' 8" (4.19m narrowing to x 3.86m)

Downstairs Wc

6' narrowing to x 4' (1.83m narrowing to x 1.22m)

Master Bedroom

13' 6" x 10' 7" narrowing to (4.11m x 3.23m narrowing to)

Bedroom Two

13' x 12' narrowing to (3.96m x 3.66m narrowing to)

Bedroom Three

16' narrowing to x 13' 1" (4.88m narrowing to x 3.99m)

Bedroom Four

10' narrowing to x 7' 3" (3.05m narrowing to x 2.21m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Ellis Street, Kilmarnock

- Much sought Location
- Fully and Sympathetically Refurbished
- Traditional Terrace
- Four Bedrooms
- Designer Kitchen

Tenure: Freehold EPC Rating: D

offers over

£295,000

Traditional and deceptively spacious Terraced Villa has been fully refurbished by the present owners to a high and exacting standard. Situated within this much-sought part of Kilmarnock, the home has well-maintained period features, open fireplaces and flexible, good-sized accommodation to appeal, in particular, to the family buyer. The property is within walking distance of many amenities and facilities.

Kilmarnock has numerous shops and retail parks, bars, cafes and restaurants as well as renowned schools and popular parks. Its mainline train station links the town with regular services to Glasgow, Edinburgh (Waverley) and Carlisle. Kilmarnock Bus Station offers routes to towns and villages in Ayrshire as well as to Glasgow. The M77 links directly from the town to Glasgow and beyond.

The property comprises on the ground floor: Entry Vestibule (terrazzo floored), reception hallway, bay windowed lounge (feature fireplace), Separate dining room (feature fireplace) fully fitted and extended designer kitchen, Family room/study/bedroom (feature fireplace), downstairs wc. On the upper floor are four good-sized bedrooms (three with feature fireplaces), impressive family bathroom (walk-in shower). The upper floor is reached by staircase with traditional balustrade onto upper landing which can be utilised as a recreational area. The rear gardens are fully enclosed and easy to maintain while the front has off-street parking. Gas c/h, d/glazed.



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Please note the marker reflects the postcode not the actual property

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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