



Fenwick

79 Main Road, Kilmarnock KA3 6DU





# End Terraced Villa Fenwick

Centrally situated within this charming and ever popular East Ayrshire village, this beautifully presented and particularly deceptive traditional END TERRACE VILLA will not disappoint. Situated within a listed terrace, the property has been extensively improved to a high standard and offers eight stylish apartments formed over three levels with additional ancillary accommodation, boasting a specification to include: gas central heating, double glazing, good quality modern kitchen and sanitary fittings.

Entrance hall with tiled floor finish, fabulous 21'5 x near 15' period lounge/dining room enjoying aspects to both front and rear, the focal point of this apartment comprises an inset floor mounted solid fuel burning cast iron stove as befitting the style and genre of property, professionally designed and fully fitted "shaker" style kitchen comprising extensive floor and wall mounted veneer fronted units with solid oak work surfaces extending to form breakfasting area and tiled splash back, extensive ceiling mounted recessed ceiling mounted down lights. The kitchen comprises a large stainless steel cooking range and integrated dish washer in addition to a deep walk-in pantry/storage cupboard, there are hard wood framed glass french doors with full length windows to side providing access onto a sun room overlooking the rear garden with excellent natural light provided by windows on two sides and french doors onto enclosed rear garden, the ground floor accommodation is completed by a fully fitted and partially tiled near 22' utility room with downstairs cloakroom/toilet off comprising two piece suite.

On the first floor is a broad landing with good natural light onto landing and stairwell provided by a window formation to rear, decorative twin french glass doors providing access onto family/living room which could easily comprise an additional bedroom if required, the master suite comprises a large double bedroom with period fire place and en-suite dressing room with modern oval bath, additional double bedroom, modern fitted family bathroom comprising three piece suite with electric shower above bath and large laundry room.

On the upper level are three further double bedrooms each with mirror wardrobes, toilet comprising two piece suite and large walk-in eaves storage cupboard. Extensive enclosed and carefully laid out landscaped garden to rear enjoying rural aspects and providing off street parking. There is in addition a large lean-to storage area which comprises a former garage with access is via the enclosed garden. The property is situated a short walk from Fenwick Primary and local shops available within the village, in addition to being nearby access to the M77 and approximately 15 miles to Glasgow and within easy commuting of Kilmarnock, Ayr and Irvine.



## Measurements

LOUNGE	21'5 (6.53m) x 14'10 (4.51m)
KITCHEN	24'3 (7.40m) x 11'4 (3.46m) at its widest points
SUN ROOM	10'8 (3.24m) x 10'2 (3.10m)
UTILITY ROOM	21'9 (6.63m) x 7'0 (2.14m)
FIRST FLOOR	
FAMILY/LIVING ROOM	16'2 (4.94m) x 11'4 (3.45m)
BEDROOM ONE	14'2 (4.32m) x 13'3 (4.03m)
EN-SUITE/DRESSING ROOM	11'5 (3.48m) x 7'8 (2.34m)
BEDROOM TWO	11'0 (3.35m) x 9'4 (2.85m)
LAUNDRY ROOM	10'5 (3.17m) x 9'3 (2.81m)
BATHROOM	8'0 (2.45m) x 6'11 (2.10m)
UPPER LEVEL	
BEDROOM THREE	18'10 (5.74m) x 11'0 (3.37m)
BEDROOM FOUR	18'10 (5.74m) x 11'0 (3.37m)
BEDROOM FIVE	11'10 (3.60m) x 10'7 (3.24m)
TOILET	6'8 (2.03m) x 4'7 (1.39m)

## Features

- End Terrace Villa
- Listed building
- 21' lounge/dining
- Sun room
- Family/living
- 5 bedrooms
- Dining kitchen
- Utility and laundry rooms
- Gas central heating
- Double glazing
- Formed over 3 levels
- EPC D
- The property is of a size and type seldom available particularly with this standard and versatility of accommodation and the agents recommend internal inspection in order to fully appreciate the uncompromising standard of accommodation offered.



Floor plans are indicative only - not to scale.





### Travel Directions

Travelling south on the M77 exit at junction 7 (sign post Fenwick, Kilmaurs) at the end of the slip road turn left (sign post Fenwick), right at the mini roundabout onto Main Road continue past the Kings Arms on your right and number 79 is further along on your right.



### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



### Viewing

Through solicitors on 0141 639 2277  
Evenings and weekends 0141 572 7668

### Office Details

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