

9 Holmlea Drive

KILMARNOCK, EAST AYRSHIRE, KA1 1UX



*A SUPERB THREE-BEDROOM
SEMI-DETACHED VILLA*



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We are delighted to introduce to the market this superb three-bedroom semi-detached villa, situated within a highly sought-after area of Kilmarnock. Offering generous and flexible accommodation arranged over three levels, this excellent family home would appeal to a wide range of buyers, including first-time purchasers and those looking for their next home.

The property has been thoughtfully designed to maximise the abundance of natural light, creating a bright and modern ambience throughout, with pleasant outlooks to both the front and rear. The well-proportioned rooms offer flexibility and individuality, complemented by contemporary décor and modern specifications.

The property is accessed via a welcoming entrance hallway, providing access to all rooms on this level. The immediately impressive lounge is flooded with natural light through the front-facing floor-to-ceiling window, while enjoying a pleasant outlook. The feature fireplace and surround create a warm and cosy focal point, making this an inviting space in which to relax.





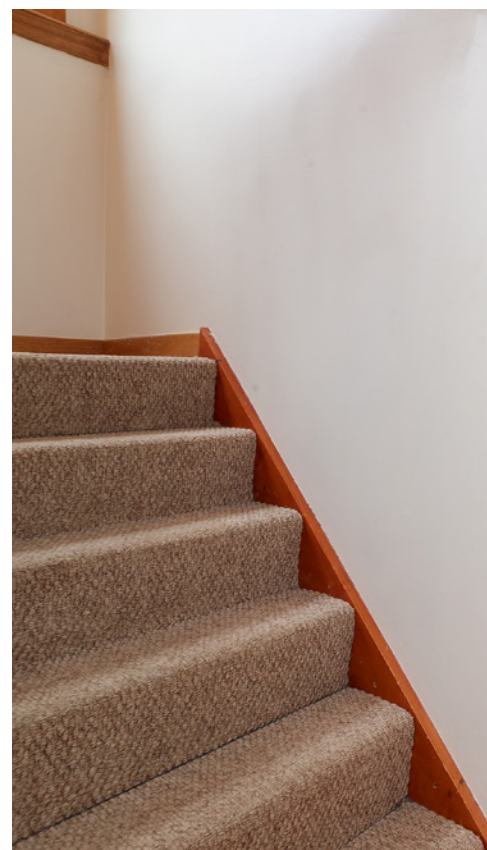
The kitchen features a modern range of floor and wall-mounted units, complemented by a striking worktop to create both a stylish and highly functional workspace. A host of integrated appliances further enhances the kitchen.

Another impressive room is the formal dining room. It is easy to imagine many memorable evenings of fine dining and entertaining with family and friends taking place in this versatile space. If required, the room could also be converted to create a fourth bedroom. A contemporary three-piece family bathroom suite completes the accommodation on this level.



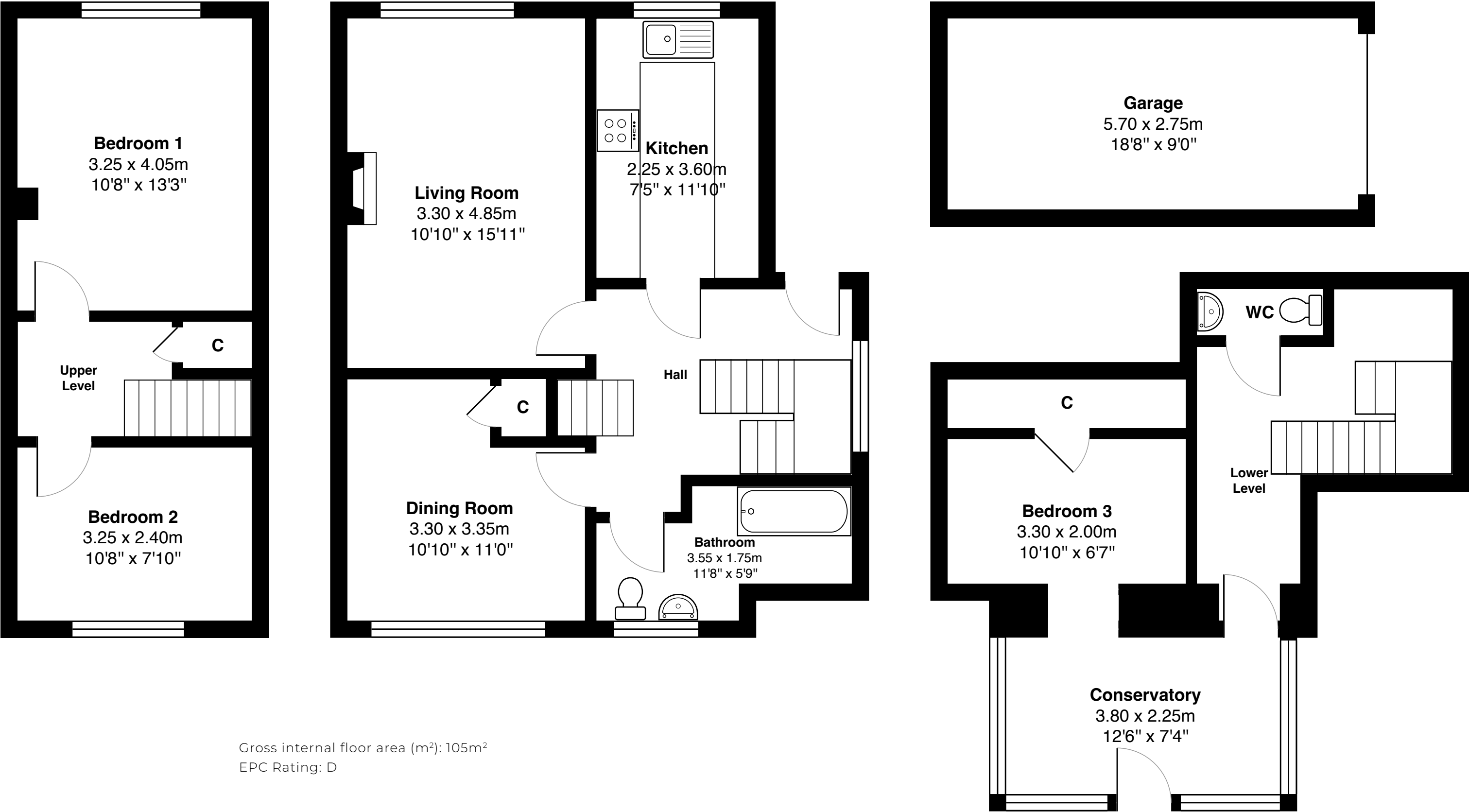


Journeying upstairs, you will discover two well-appointed bedrooms. Both rooms are bright and airy, offering excellent flexibility for a range of furniture configurations, while also benefiting from built-in storage.



On the lower level of the property, there is a further bedroom, study hall, conservatory and WC. This level offers excellent flexibility and could provide ideal separate accommodation for a teenager, extended family member or visiting guests, subject to individual requirements.







Externally, the property benefits from private front and rear gardens. To the front, there is a generous double driveway providing excellent off-street parking, with a garage positioned thereafter.



To the rear is a fully enclosed and private garden, which is a particular highlight of the property. Enjoying a good degree of privacy and sunshine, this is an ideal space in which to relax and unwind. It is easy to envisage many summer evenings being spent here, enjoying the peace and tranquillity of this secluded outdoor space.

Further benefits include double glazing and gas central heating, adding to the comfort and practicality of this impressive and versatile family home.



Holmlea Place is situated within the sought-after Gargieston area of Kilmarlock, ideally positioned within close proximity to Kilmarlock town centre and benefiting from an excellent local school catchment area. Nearby schooling includes Gargieston Primary School, with Grange Academy and St Joseph's Academy providing secondary education options within Kilmarlock.

Kilmarlock offers an extensive range of shopping facilities, including a variety of well-known High Street names, together with a selection of supermarkets. The town also provides a wide choice of restaurants, cafés and other local amenities.

Excellent public transport links are available nearby, with regular bus services operating along Dundonald Road and frequent rail services from Kilmarlock Railway Station.

For those travelling by car, the area benefits from excellent road connections, providing convenient access to the A71 and A77/M77 motorway network, making surrounding towns and cities readily accessible.





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