



For Sale:

3 Bedroom  
Upper Conversion  
Character Property

Offers in Excess of £190,000

30C  
London Road  
Kilmarnock  
KA3 7AQ

For more information contact:

01563 550088  
kilmarnock@donaldross.co.uk

[www.donaldross.co.uk](http://www.donaldross.co.uk)





# 30C, London Road, Kilmarnock, KA3 7AQ

Donald Ross Residential are proud to offer to the market this stunning three bedroom maisonette style upper conversion forming part of a traditional sandstone villa which is split over two levels offering generously proportioned accommodation throughout along with communal gardens and residents parking to the rear, ideally located on Kilmarnock's prestigious London Road and within walking distance to local amenities, transport links and the popular Kay Park.

- Traditional Upper Conversion
- Spacious Lounge
- Large Modern Kitchen
- Dining Room
- Three Large Double Bedrooms
- Master Bedroom with En Suite
- Two Family Bathrooms
- Communal Garden Grounds with Residents Parking
- Close Proximity to Transport Links & Amenities
- Sought After Residential Area

**Council Tax**  
Band F

**Energy Efficiency Rating**  
Band B

### **Viewing**

Is by appointment only which can be arranged by contacting us on:

Tel: 01563 550088

Email: [kilmarnock@donaldross.co.uk](mailto:kilmarnock@donaldross.co.uk)

Mon to Fri: 9am – 5:30pm

Sat: 10am – 2pm

Sun: 10am – 2pm

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Light wood upper kitchen cabinets with silver handles, mounted above the countertop. A stainless steel range hood is mounted above the stove area.

Stainless steel range hood mounted above the gas stove.

Gas stove with a stainless steel pot on the burner.

Black Bosch oven with a digital display and control knobs.

Dark grey countertop with a sink, faucet, and various kitchen items like a coffee maker and a cutting board.

Window with white blinds and a windowsill decorated with small potted plants.

Small round dining table with four black chairs, topped with a fruit basket.

Partial view of a bar counter on the left side of the image.





























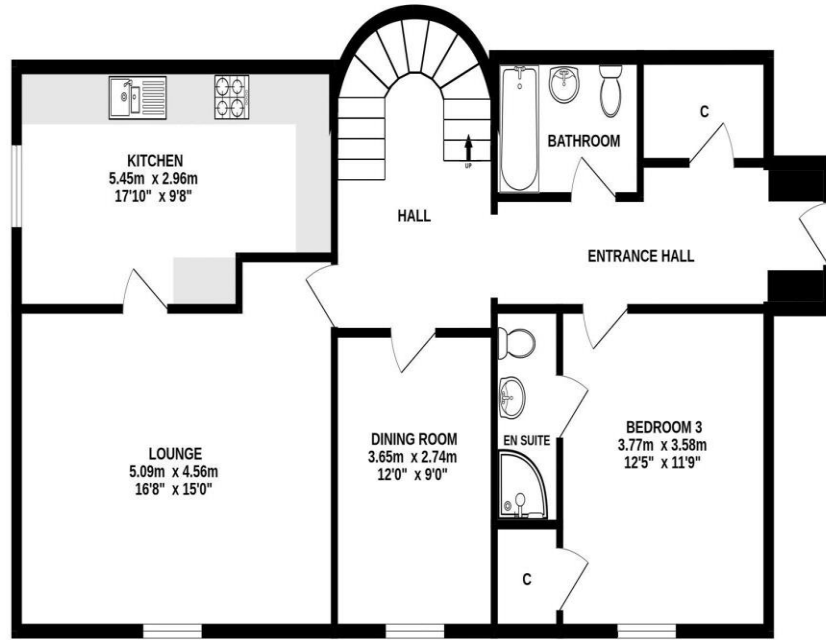




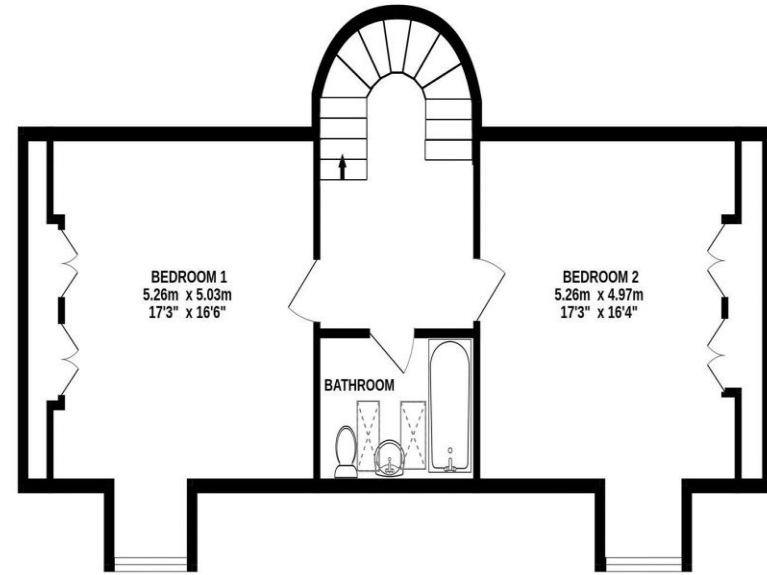


# Gross Internal Floor Size 161 m<sup>2</sup>

## 1ST FLOOR



## 2ND FLOOR



ALL MEASUREMENTS TAKEN AT WIDEST POINT.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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