# 5 WESTFIELD ROAD

KILMARNOCK

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## 6 | BEDROOMS    4 | BATHROOMS    4 | PUBLIC ROOMS

**Welcome to 5 Westfield Road, a six bedroom, four reception room, four bathroom, family home designed for modern family living with a touch of elegance. This detached villa spans three levels, offering a wealth of flexible accommodation and finished to a superb standard throughout. A must-see gem.**

Step inside and discover a home that has style, luxury touches, and versatility across three expansive levels. This magnificent detached villa is presented in true walk-in condition, offering the perfect backdrop for both refined family living and entertaining.

The ground floor sets the tone with a bright, welcoming hallway leading to elegant living spaces. The formal lounge, with its generous proportions, focal point wood burner, and natural light, provides a calm retreat for relaxation, while the adjoining dining room is ideal for intimate dinners or festive gatherings.

For everyday living, the expansive dining kitchen is the true heart of the home; stylish, practical with a suite of integrated appliances, and opening directly to the conservatory, where garden views create a seamless connection between indoors and outdoors. A spacious 16ft family room/playroom offers endless possibilities, whether as a children's den, cinema room, or games' room. A utility room and WC complete this level, adding convenience without compromise.

The first floor has four beautifully proportioned bedrooms, each designed with built-in wardrobes. The impressive principal suite has a private en- suite bathroom, Bedroom Two also benefits from an en-suite shower room, perfect for guests or teenagers, while bedrooms three and four share access to a contemporary family bathroom, complete with four-piece suite, inclusive of a walk-in shower and a seperate bath.

The second floor is where this villa truly stands apart, offering outstanding flexibility. Two further rooms provide options for additional bedrooms, a dedicated home office, a studio, or even a quiet retreat for hobbies. This level makes the home effortlessly adaptable to changing family needs, whether multi-generational living, work-from-home arrangements, or luxurious guest accommodation.

Outside, the property continues to impress. The landscaped gardens provide both beauty and privacy, with plenty of space for entertaining, play, or relaxation. A private driveway ensures ample parking, while two garden sheds extend the home's practicality. One of the timber sheds is fitted with power and is currently housing a fully functional home gym. Additionally, The metal bike sheds are included in the sale.

**GROUND FLOOR**

CONSERVATORY
16'6" x 10'2"
5.02m x 3.10m

DINING KITCHEN
20'11" x 10'5"
6.38m x 3.17m

DINING ROOM
10'11" x 9'11"
3.32m x 3.03m

LOUNGE
21'0" x 11'3"
6.39m x 3.43m

C

HALL

VESTIBULE

WC

UTILITY

FAMILY / PLAY ROOM
16'9" x 12'4"
5.11m x 3.77m

**1ST FLOOR**

BEDROOM 3
10'11" x 8'11"
3.34m x 2.71m

EN SUITE

BEDROOM 2
14'3" x 10'11"
4.34m x 3.33m

W        W

C

BEDROOM 4
11'0" x 9'6"
3.36m x 2.89m

BATHROOM
10'6" x 9'7"
3.19m x 2.92m

W

EN SUITE

BEDROOM 1
18'9" x 14'11"
5.71m x 4.56m

W

**2ND FLOOR**

BEDROOM 5 / OFFICE
14'1" x 10'11"
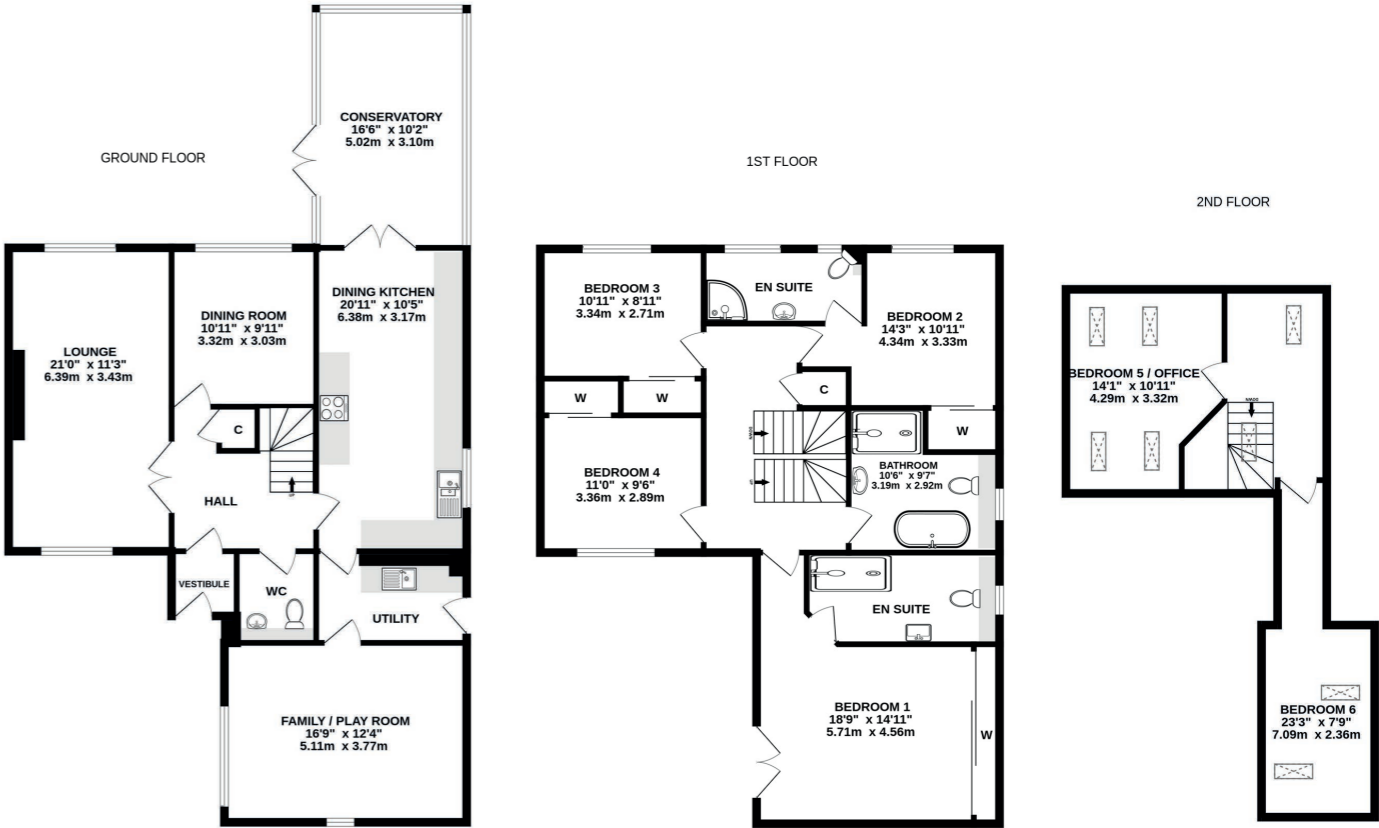4.29m x 3.32m

BEDROOM 6
23'3" x 7'9"
7.09m x 2.36m

Adjacent to Southcraigs, in one of Kilmarnock's most sought-after residential areas, popular with families and commuters alike. Every day amenities are close by, including a large Tesco supermarket, local shops, and a range of cafés and restaurants in Kilmarnock town centre just a few minutes' drive away.

Families are well served with excellent local primary and secondary schools, while leisure facilities include the Galleon Centre with its swimming pool, ice rink, and gym, as well as Dean Castle Country Park offering acres of woodland walks and outdoor activities.

For golfers, both Annanhill and Caprington golf courses are nearby, while the stunning Ayrshire coastline, with sandy beaches at Troon and Ayr, is only 20-30 minutes by car.

Commuting is easy, with the A77/M77 providing direct road links to Glasgow in around 25 minutes, and Kilmarnock train station offering regular services to Glasgow Central in under an hour.

**TR2038** | Sat Nav: 5 Westfield Road, Kilmarnock, KA3 6GA

For the full home report visit **www.corumproperty.co.uk**

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.