

FOR SALE

Hotel/guest house, Leisure

**BURNSIDE HOUSE, 18 LONDON
ROAD, KILMARNOCK, KA3 7AQ**

The property comprises a substantial,
traditional detached hybrid dwelling formed
over 3 levels

- Home Report - £750,000
- Offers Over - £595,000
- Substantial detached hybrid dwelling
- Ideally suited for reversion to a hotel, Airbnb etc
- Located close to town centre
- 12 bedrooms & 8 bath/shower rooms
- Approx. 411 sqm (4,424 sq ft)
- Site area of circa 0.45 acres
- Parking for circa 12 cars

BURNSIDE HOUSE



VIEW TOUR



LOCATION

Kilmarnock is situated in East Ayrshire and serves as the main administrative centre of the Council. The town sits approximately 23 miles south west of Glasgow, 15 miles north east of Ayr and can be accessed by the main arterial route of the M77 motorway.

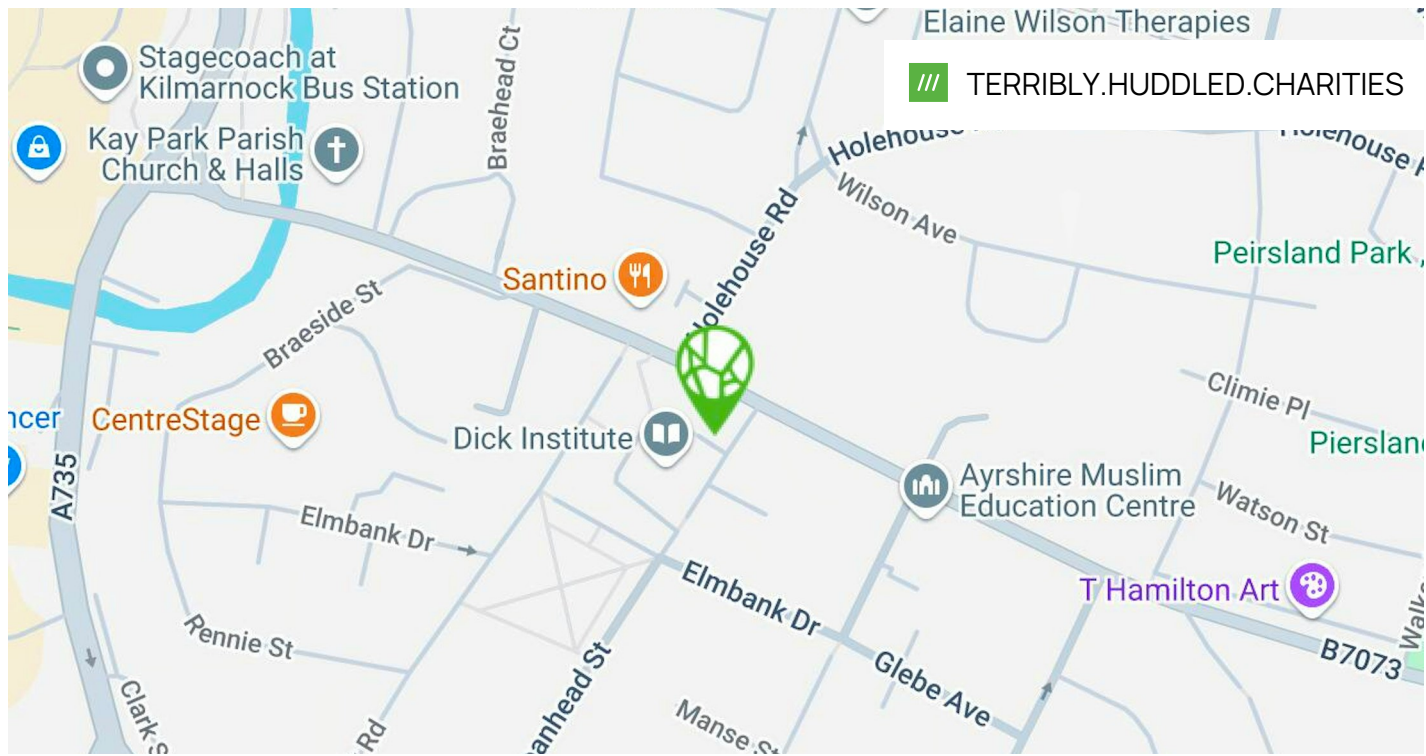
Burnside is located in a designated cultural area to the west and close to Kilmarnock town centre. It is situated in a prominent position on the north side of London Road (B7073) immediately at its junction with Holehouse Road. London Road connects Kilmarnock town centre to Kilmarnock Bypass (A77).

Kilmarnock Rail Station takes less than 5 minutes to drive. The famous Dick Institute sits opposite the property and there are a wide array of amenities within walking distance. The surrounding area is predominantly residential in nature.

DESCRIPTION

The property comprises a substantial, traditional detached hybrid dwelling formed over 3 levels. The property was previously occupied as a 4 star guest house called Burnside Hotel, originally built around 1815. The 3 storey extension to the rear was completed around 1892.

The property has been lived-in as a family home since 2003 and is ideally suited for reversion to a hotel, Airbnb or similar type use. The property is in a conservation area and is not listed. The site area is approximately 0.45 acres.







ACCOMMODATION

The accommodation comprises the following areas:

BUILDING TYPE	SQ FT	SQ M
Hotel/guest house	4,424	411

DESCRIPTION

The accommodation comprises a welcoming reception hallway allowing access to two impressive front facing bay window reception/living rooms with open aspects and space for dining. A recently refurbished kitchen offers a range of wall and base units, space for appliances and direct access outdoors via patio.

The extension to the rear on the ground floor includes an office/library, bedroom, shower room and utility room. Seven bedrooms (5 with en-suites), a bathroom and shower room completes the first floor accommodation. The second floor includes 4 bedrooms, shower room and WC.

Well kept landscaped and level garden grounds to the rear benefit from a detached block with 3 brick/stone storage sheds. A driveway to the front and side of the property provides off street parking for circa 12 cars and leads to the tandem garage.

TENURE

Heritable Interest (Scottish equivalent of English Freehold).

CLOSING DATE

Kirkstone expects there to be a high level of interest expressed in this property and we anticipate setting a closing date in the near future.

Notification of the closing date will be issued to all prospective bidders who have registered their interest by submitting full contact details to: info@kirkstoneproperty.com quoting "Interested party - 18 London Road, Kilmarnock, KA3 7AQ"

Please note that our client is not contractual obliged to accept the highest or indeed any offer received.

HOME REPORT

The Home Report valuation is £750,000 and a copy is available upon request.

PRICE

Offers over £595,000 are invited for our clients' heritable interest.

VIEWINGS

Strictly by appointment through the sole selling agent.

EPC

E (79)

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

Shahzad Shaffi

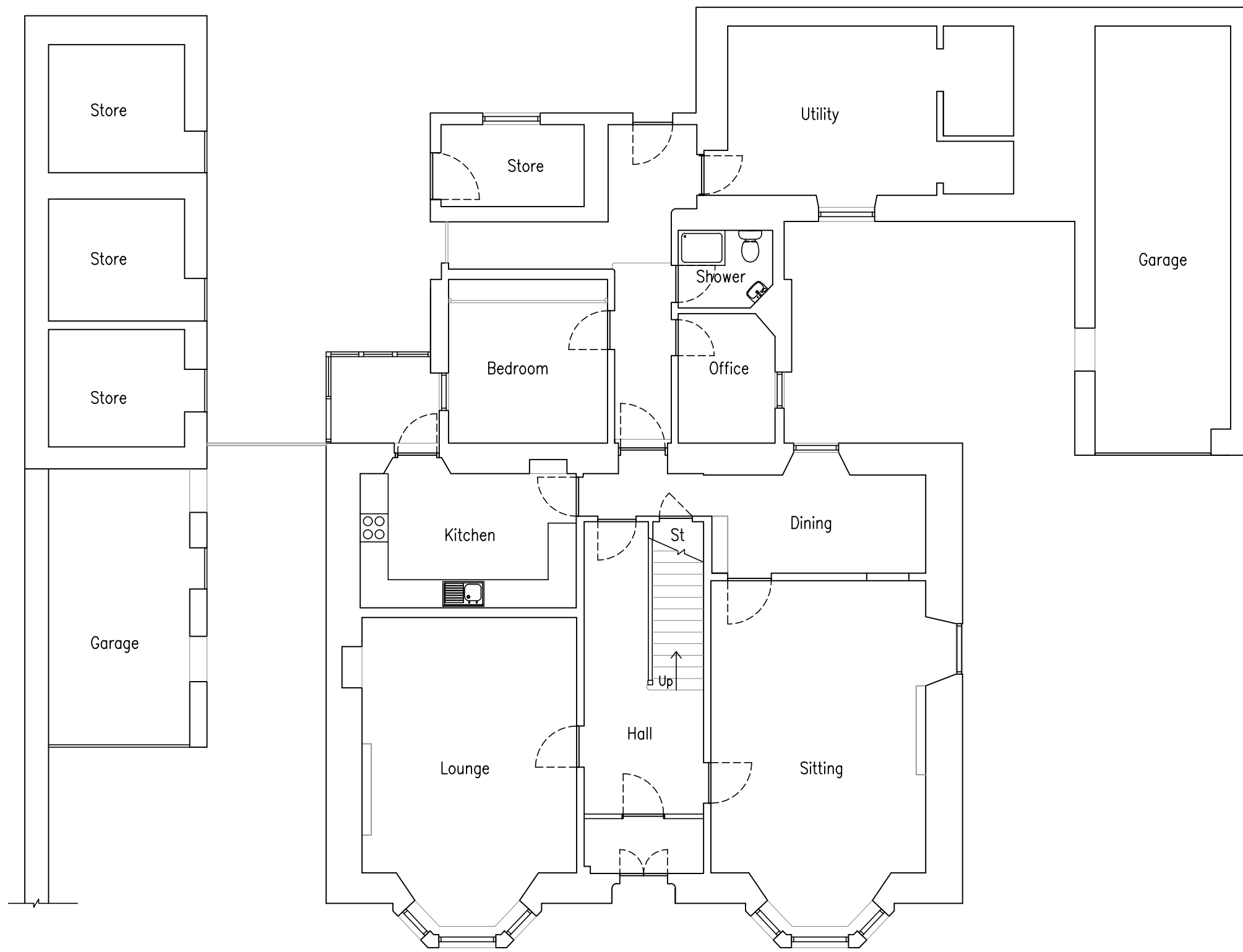
0141 291 5786 | 07742 333 933

ss@kirkstoneproperty.com

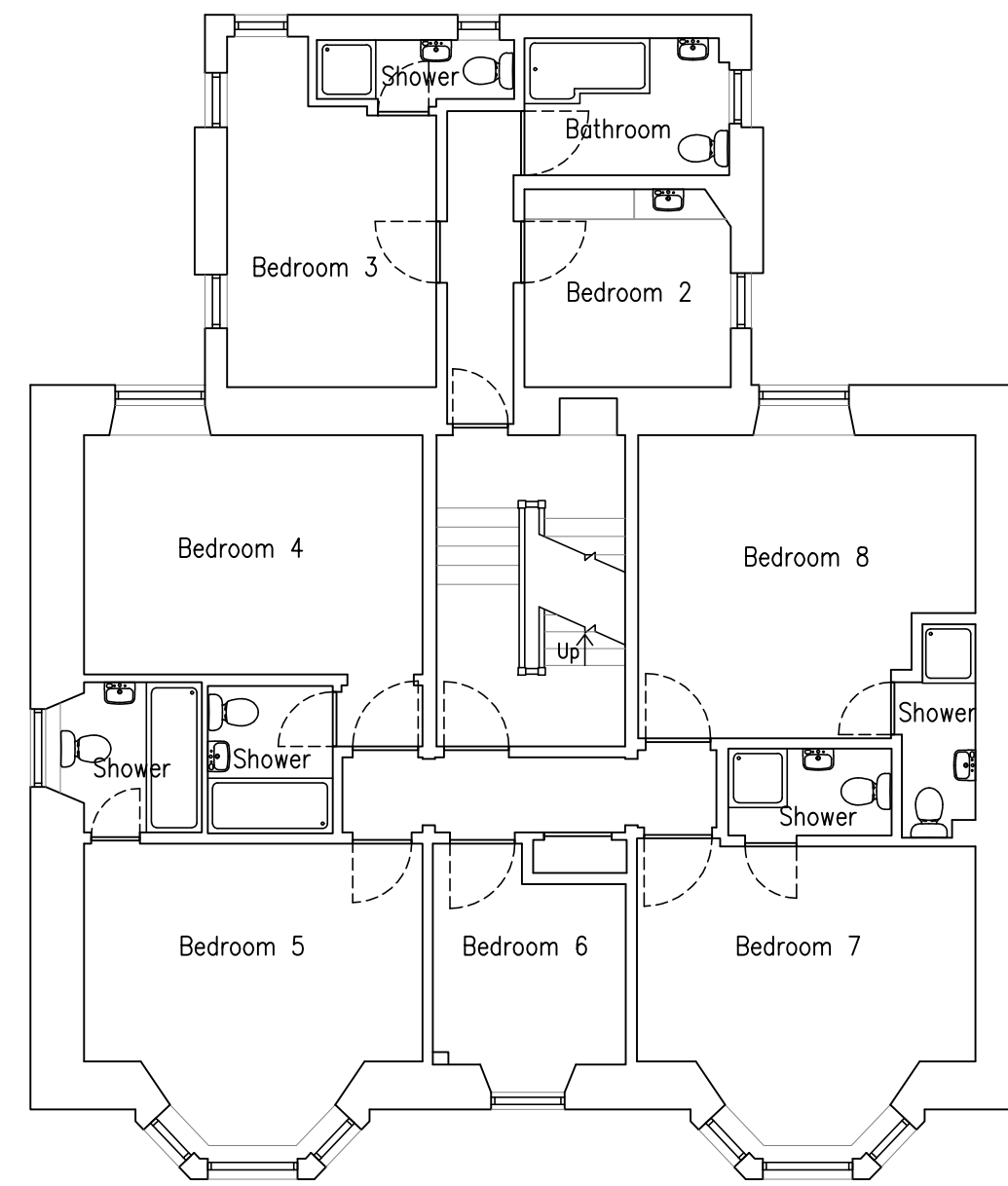


Kirkstone is a Limited company Registered in Scotland No SC682540, Kirkstone themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

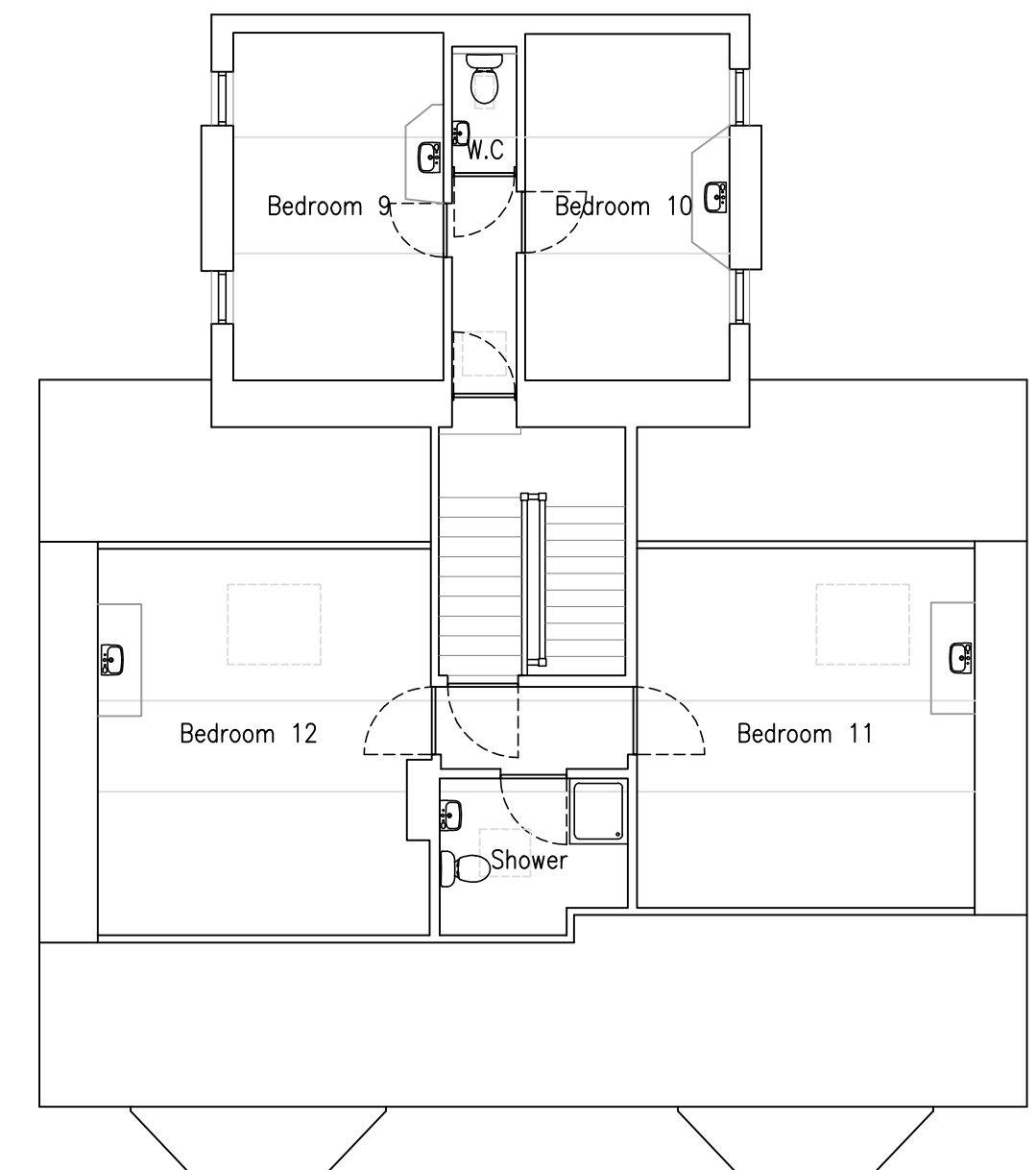
Date of Publication: September 2026



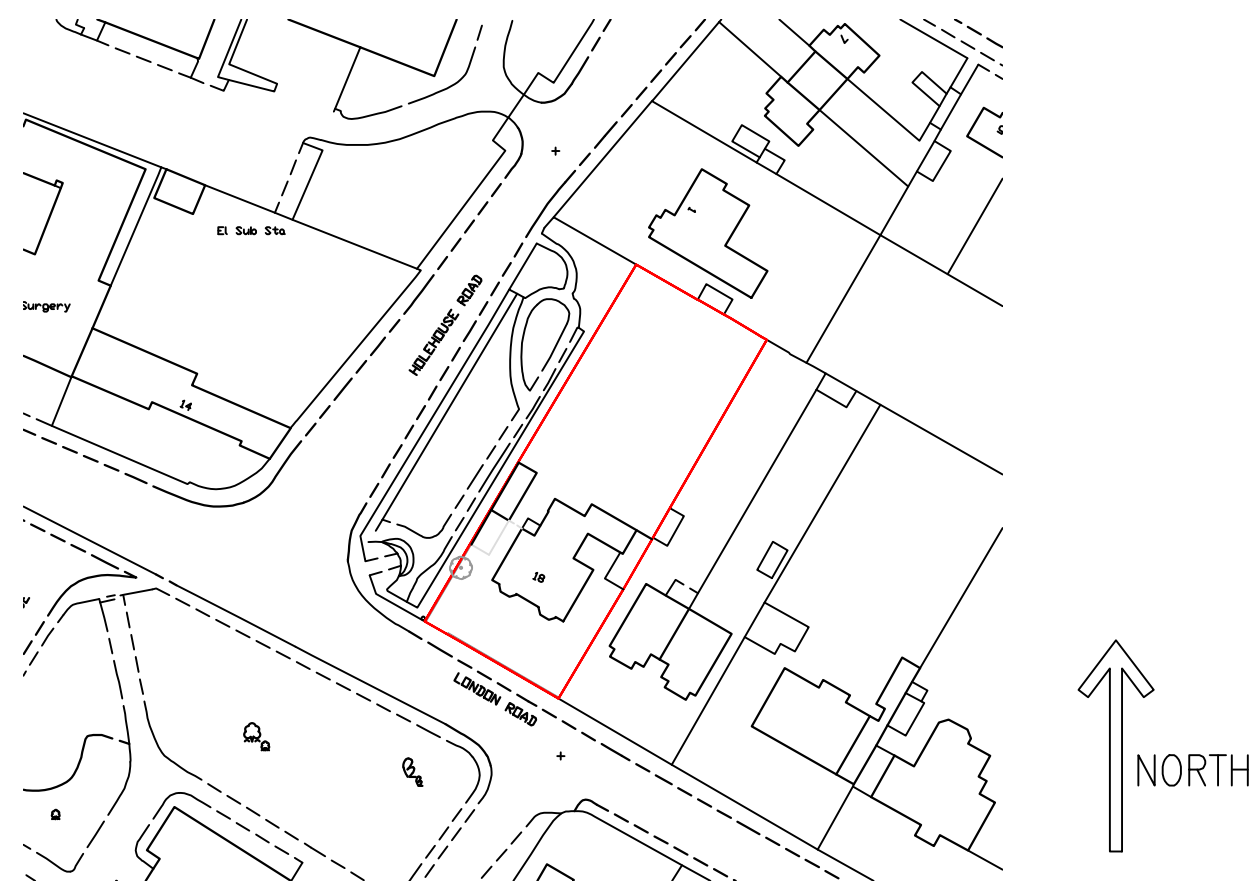
EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100



EXISTING SECOND FLOOR PLAN
SCALE 1:100



LOCATION PLAN SCALE 1:1250