

## FOR SALE

Development Potential,  
Hotel/guest house,  
Residential

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

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

- Substantial detached hybrid dwelling
- Ideally suited for reversion to a hotel, Airbnb etc
- Plentiful amenities within walking distance
- 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.

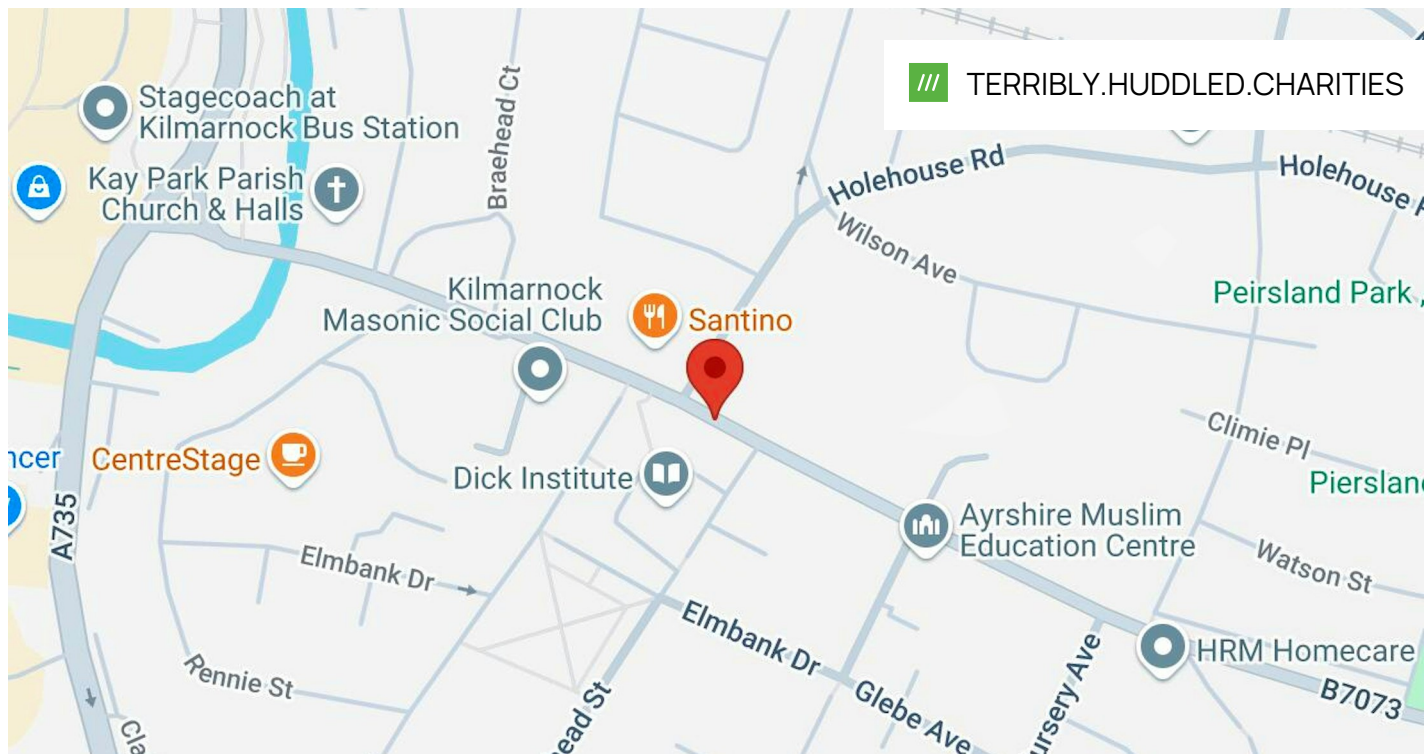
Burnside is located in a designated cultural area to the west and close to Kilmarnock town centre. It is situated in a prominent position on the north side of London Road (B7073) immediately at its junction with Holehouse Road. London Road connects Kilmarnock town centre to Kilmarnock Bypass (A77).

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](mailto: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 £745,000 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



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