



6 Rowan Place, Kilmarnock KA1 2HA
Offers Over £159,000





Seldom available beautifully presented SEMI DETACHED BUNGALOW enjoying a superb location within the Grange estate and just a short distance from Kilmarnock town centre. This spacious property offers excellent scope for development within the attic space and provides accommodation of entrance hallway with access to the bright modern lounge and dining kitchen. The large lounge with full height windows to the front has access to the inner hall to the rear. The kitchen to the side has floor standing and wall mounted units finished in white with inset hob, oven, plumbing for a washing machine, space for a tumble dryer, fridge freezer and a dining area to the side. From here there is access to the side of the property with long driveway to the single garage.

From the inner hallway there is access to the large double bedroom overlooking the rear garden with mirrored wardrobes, dining room and modern bathroom with three piece suite in white. The dining room formerly the second bedroom has French doors accessing a large conservatory

The property benefits from gas central heating, double glazing, excellent gardens to the front and rear. The agents have no hesitation in recommending early internal viewing of this attractively priced property.

This property enjoys an excellent location within a much sought after residential location just off Irvine Road and a short distance from Kilmarnock town centre. Kilmarnock offers a wide selection of supermarkets, bars, restaurants and cafes. Public transport facilities include a regular bus service connecting from Kilmarnock to Irvine with frequent rail travel from Kilmarnock Railway Station. Schooling is available locally at primary level with secondary level education. University Crosshouse Hospital is a short distance from the property. There are excellent road links providing access to the A71, A77 and M77 Motorway. Annanhill Golf Course is also near by.

DIMENSIONS

Lounge	18'0" x 11'8"
Kitchen	16'3" x 8'7"
Bedroom	13'7" x 8'7"
Dining Room/Bedroom 2	11'4" x 9'6"
Conservatory	11'2" x 9'3"
Bath room	8'6" x 5'4"

COUNCIL TAX

Band D

ENERGY RATING

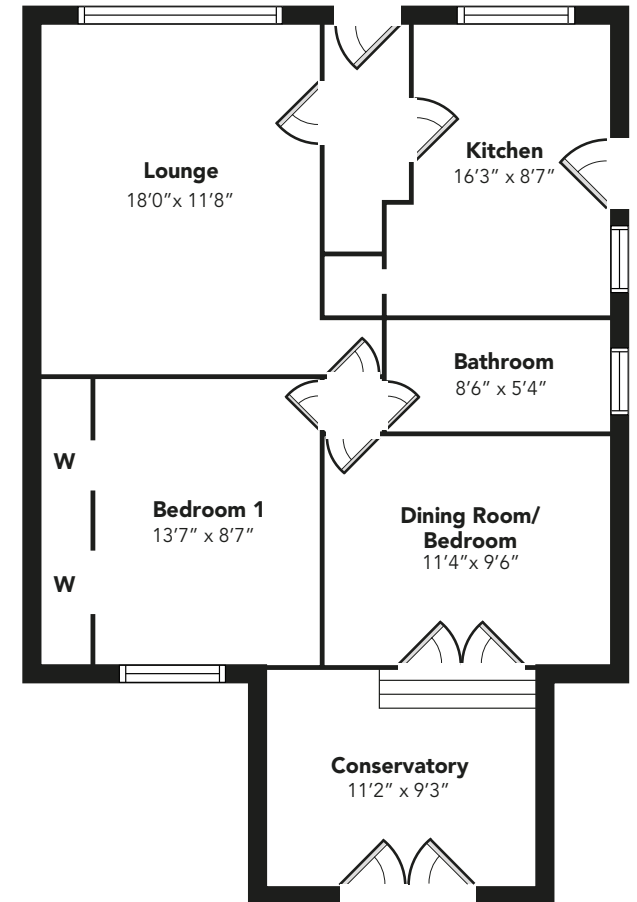
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FEATURES

Very well presented throughout
 Fabulous location
 Good public transport services
 Bright spacious lounge
 Well maintained gardens
 Large conservatory
 Double glazing
 Viewing essential

INCLUSIONS

Fitted floor coverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.



Floorplans are indicative only - not to scale

Produced by Plushplans



TRAVEL DIRECTIONS

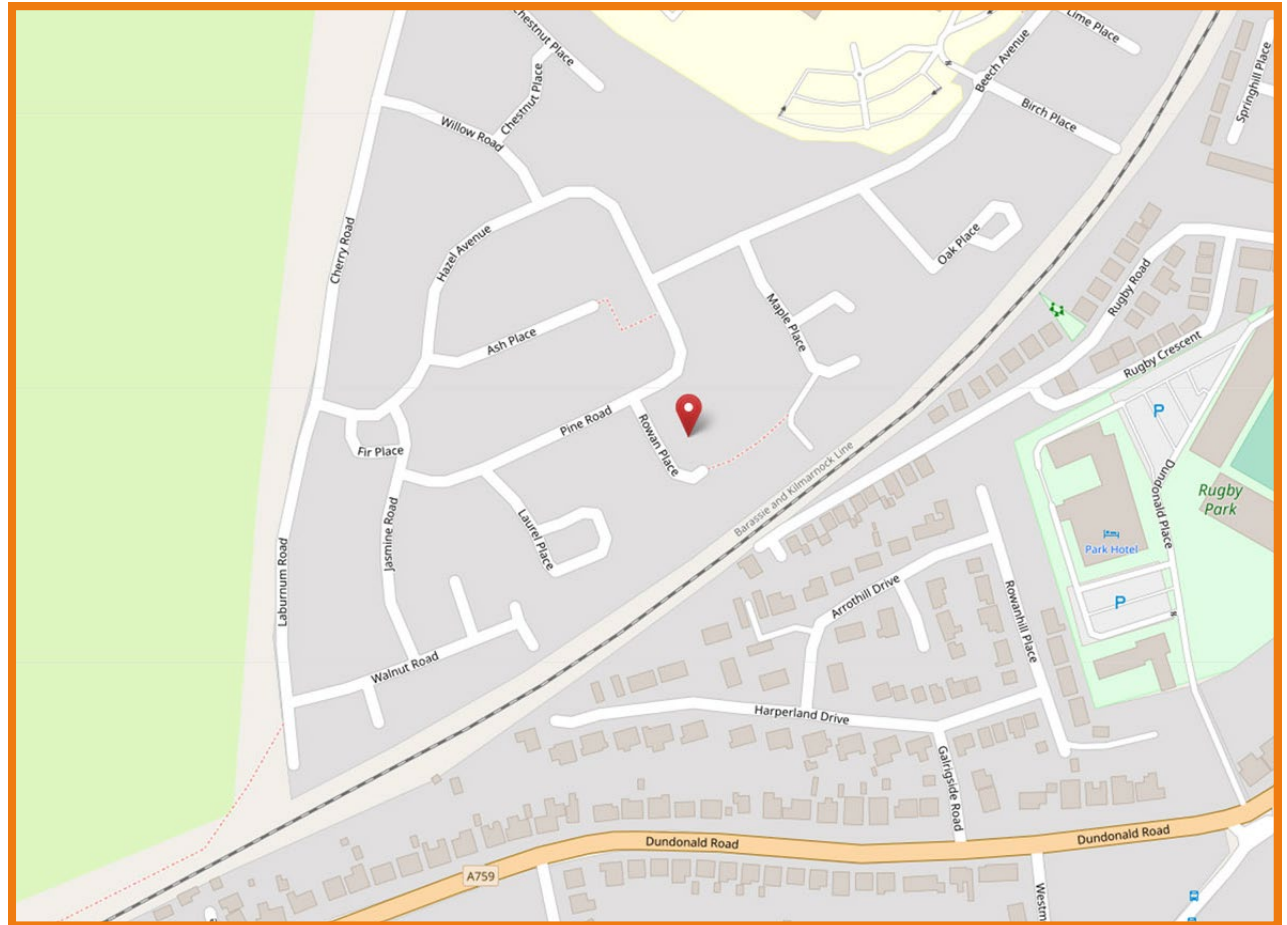
Travelling from Kilmarnock town centre on Irvine Road turn left into Beech Avenue, continue to the T Junction turning left into Pine Road, then left into Rowan Place. The property sits on the right hand side.

VIEWING

Strictly by appointment through Barnetts on 01563 522137.

ENTRY DATE

By arrangement



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



7-9 Grange Place, Kilmarnock KA1 2BH

T. 01563 522 137
F. 01563 571 382

Email. property@barnettslaw.co.uk
Website: www.barnettslaw.co.uk