



**102 Dundonald Road, Kilmarnock KA1 1TY**  
**Offers Over £215,000**









Fabulous opportunity to purchase this EXTENDED SEMI DETACHED BUNGALOW found within this much sought after residential area close to the centre of Kilmarnock.

The flexible accommodation is all on one level. It features an entrance vestibule, L-shaped reception hallway with storage, living room/bedroom, lounge with garden views, two double bedrooms and a bathroom with white three-piece suite. The kitchen is well equipped with a range of wall mounted and floor standing units, double oven and space for appliances. The sun room provides access to the stunning private gardens which boast established shrubs, trees and plants. The attic space has been floored and fitted with lighting and could have further potential for conversion (subject to required planning consents). A single attached garage with an electrically operated, up and over vehicular access door to the front offers additional storage and is plumbed for a washing machine, with doors leading to the side garden and sun room.

Schooling is also available locally with the subjects being within the catchment area and walking distance of Gargieston Primary School. The property is ideally placed to benefit from the excellent amenities which Kilmarnock offers including many retail outlets and a wide selection of bars and cafes. Public transport services locally include frequent bus services as well as excellent rail services from Kilmarnock railway station. There is a wide selection of recreational facilities within walking distance to include the Howard Park and the Galleon Sports Centre. For the motorist there are great road links providing easy access to the nearby A77/M77 Motorway allowing easy commuting to Glasgow City Centre as well as all major Ayrshire towns.

This property benefits from monoblocked driveway giving ample off street parking, gas central heating, double glazing. Extremely flexible accommodation with the possibility of further extending the attic space and garage, subject to local authority consents. Early viewing is strongly encouraged to fully see the potential this home has.

### DIMENSIONS

Lounge	15'6" x 11'9"
Front lounge/Bedroom	13'3" x 12'9"
Sun Room	12'4" x 10'4"
Kitchen	9'5" x 12'6"
Bedroom 1	13'2" x 11'3"
Bedroom 2	12'2" x 10'4"
Bathroom	8'10" x 6'6"

### COUNCIL TAX

Band E

### ENERGY RATING

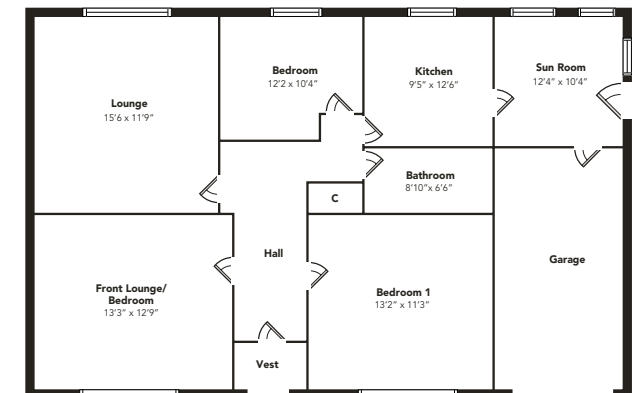
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### FEATURES

Excellent location  
Extended Semi Detached Bungalow  
Flexible Accommodation  
Two public rooms  
Two/Three bedrooms  
Well maintained gardens  
Large garage  
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

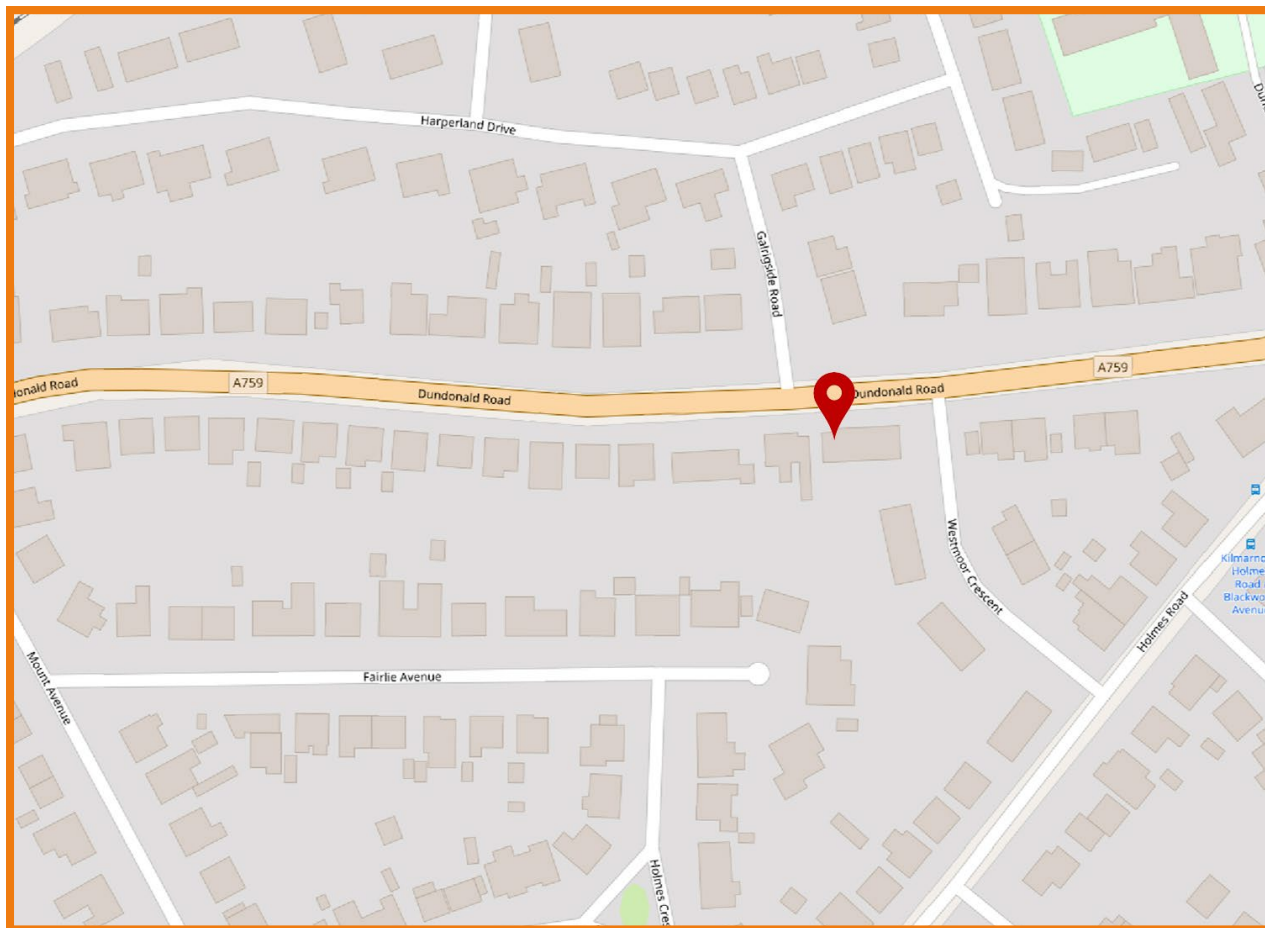
Travelling from Kilmarnock town centre on Dundonald Road, the property sits on the left hand side.

#### 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.



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