



For Sale:

2 Bedroom  
Semi Detached Cottage

Offers in Excess of £170,000

Gardeners Lodge  
Bellfield Estate  
Kilmarnock  
KA1 3XG

For more information contact:

01563 550088  
kilmarnock@donaldross.co.uk

[www.donaldross.co.uk](http://www.donaldross.co.uk)









# Gardeners Lodge, Bellfield Estate, Kilmarnock, KA1 3XG

Donald Ross Residential are delighted to present to the market, Gardeners Lodge. Nestled within the Bellfield Estate of Kilmarnock, this charming two bedroom semi-detached cottage has been fully upgraded throughout by the current owners and is set within spacious private garden grounds with large driveway and offers convenient access to local amenities, schools and transport links to Glasgow & surrounding areas.

- Two Bedroom Countryside Cottage
- Spacious Lounge
- Modern Open Plan Family Dining Kitchen
- Utility Room
- Downstairs WC
- Two Double Bedrooms
- Family Bathroom
- Stunning Private Gardens with Garden Room
- Large Gated Driveway
- Views Across Bellfield Estate

**Council Tax**  
Band C

**Energy Efficiency Rating**  
Band C

## **Viewing**

Is by appointment only which can be arranged by contacting us on:

Tel: 01563 550088

Email: [kilmarnock@donaldross.co.uk](mailto:kilmarnock@donaldross.co.uk)

Mon to Fri: 9am – 5:30pm

Sat: 10am – 2pm

Sun: 10am – 2pm

Offers in Excess of £170,000



























"WHY FIT IN,  
WHEN YOU  
WERE BORN  
TO STAND  
OUT."

JANUARY 2015





Wreck the hoose juice  
[ack de hoo djoos]  
A name for Backfast Tonic wine, a brand of fortified wine.

you + me

Home sweet home

EVERY TIME I BRLE RINGS AN GLETS HIS WINGS

Funny how

IT'S SO good

TO BE home

THE GIBSONS





















STRICTLY NO RIFF RAFF













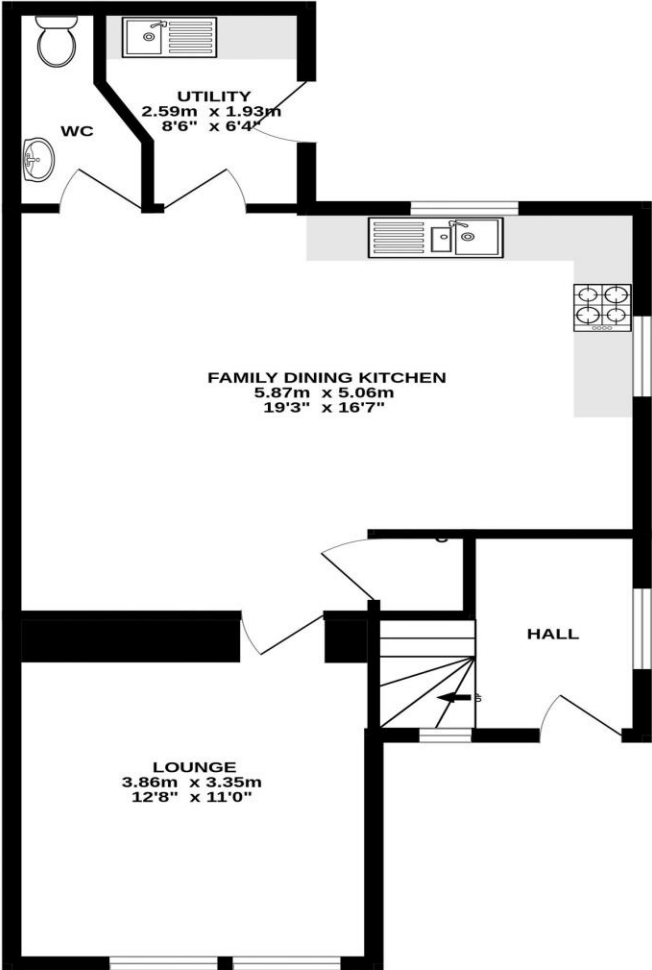




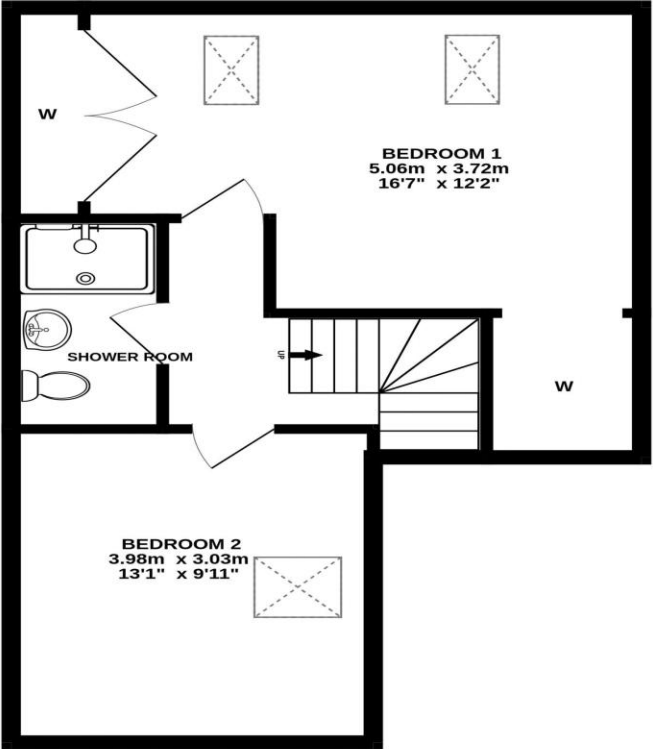


# Gross Internal Floor Size 93 m<sup>2</sup>

GROUND FLOOR



1ST FLOOR



ALL MEASUREMENTS TAKEN AT WIDEST POINT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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