



For Sale:

2 Bedroom  
Detached Bungalow

Offers in Excess of £270,000

2  
Blackwood Avenue  
Kilmarnock  
KA1 1SW

For more information contact:

01563 550088  
kilmarnock@donaldross.co.uk



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







# 2, Blackwood Avenue, Kilmarnock, KA1 1SW

Donald Ross Residential are thrilled to offer to the market this truly breathtaking two bedroom detached traditional bungalow benefitting from an array of traditional features throughout and offering generously proportioned accommodation which is ideally formed entirely on the ground floor and set within a substantial, professionally landscaped and low maintenance plot, ideally located within the Gargieston locale of Kilmarnock and just a stone throw from the prestigious and sought after Dundonald Road offering unmatched access to local amenities and transport links.

- Arched Entrance Porch & Welcoming Traditional Hallway
- Spacious Lounge with Bay Window
- Large Dining Room
- Modern Kitchen
- Two Double Bedrooms
- Family Bathroom
- Timber Garage & Summerhouse with Hot Tub
- Substantial Low Maintenance Garden Grounds
- Large Gated Driveway
- Highly Sought After Residential Area

**Council Tax**  
Band E

**Energy Efficiency Rating**  
Band D

### **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 £270,000

































































LODRANEN CASTLE

KRODICK BAY

LEGANDE

LOTUS SUPPLY

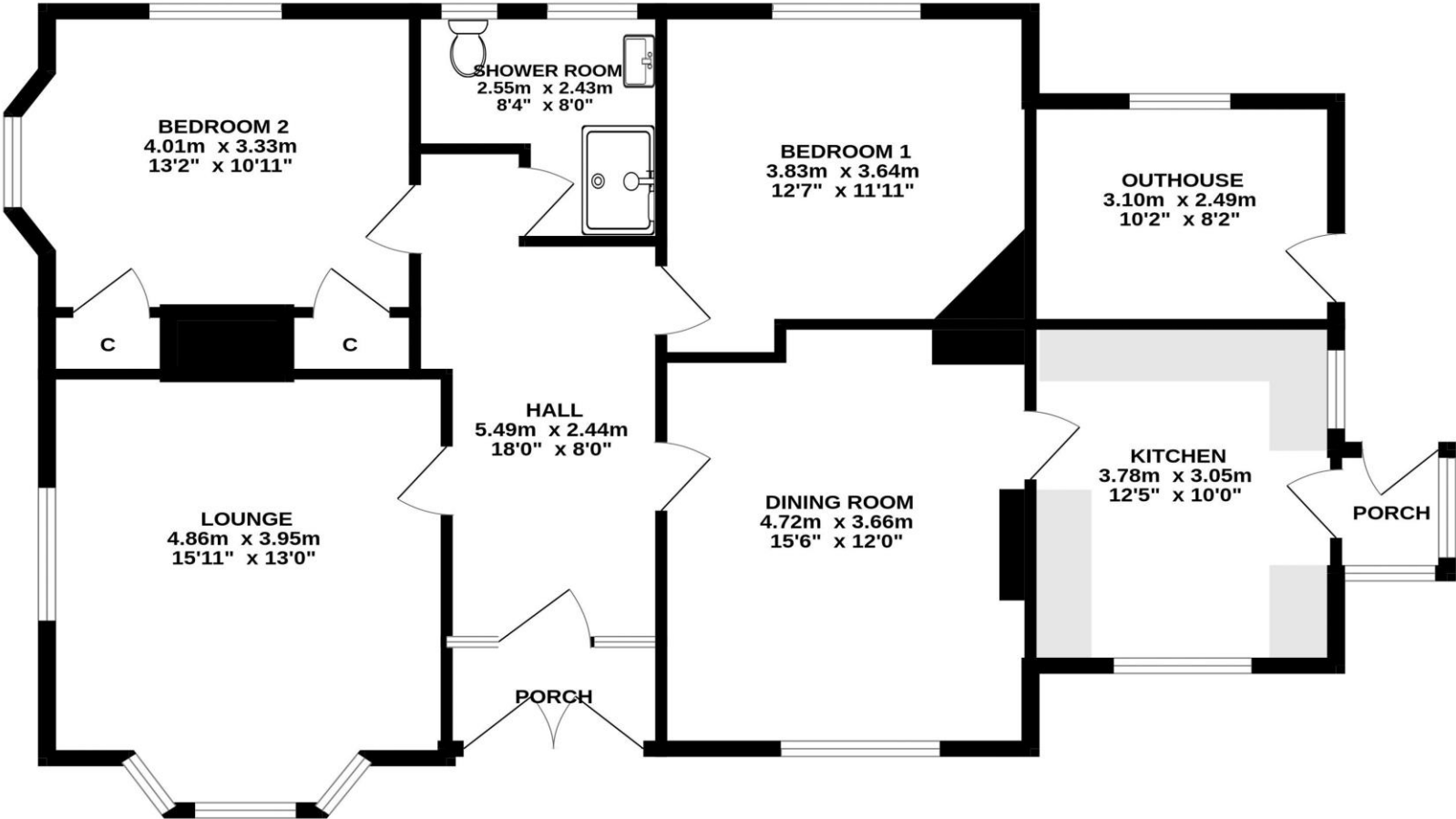






Gross Internal Floor Size 100 m<sup>2</sup>

# GROUND FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

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.  
Made with Metropix ©2024



Donald Ross Residential, unlike most estate agents who are part of a franchise group or PLC, are privately owned and completely independent. Independence allows us to offer our clients a genuinely personal service geared solely towards the very best advice and assistance when selling your home. Donald Ross Residential was formed in 1985 and is one of Ayrshire's longest established estate agents. With a highly qualified and experienced team, Donald Ross Residential is the Estate Agent of choice when you are considering buying or selling your home. Donald Ross Residential is proud to be members of The Property Ombudsman for Estate Agents.

We have done everything possible to ensure that the details included in this property schedule were correct at the time of going to print. Donald Ross will not be held liable for errors or omissions in this property schedule. We recommend that all home buyers view the home report before committing to purchase a property. ©2009 Donald Ross. All rights reserved.



106 John Finnie Street, Kilmarnock KA1 1BB  
Tel: 01563 550088  
Email: [kilmarnock@donaldross.co.uk](mailto:kilmarnock@donaldross.co.uk)  
[www.donaldross.co.uk](http://www.donaldross.co.uk)

Donald Ross Estate Agents Limited,  
Registered in Scotland No.SC290184  
Directors: Jacqueline Miller, Fraser Stewart.

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

