



make yourself a home

27 Rowallan Drive  
Kilmarnock, KA3 1TU

Signature

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Ideally situated within an established and mature avenue, just off the prestigious Glasgow Road in Kilmarnock, this impressive traditionally built bungalow provides on the level living with a spacious and adaptable layout of accommodation.

*Craig Robertson*  
Director





— The property will be suited towards a number of buyer types given the overall size and layout having five full apartments lending itself for use as a three or four bedroom home as well as the excellent south facing rear garden.



— Externally there are gardens to the front together with driveway parking for several vehicles culminating in a single garage and a large rear garden which enjoys a southerly aspect benefitting from all day long sunshine. Internal viewing reveals an initial hallway with access to all of the apartments within the home including the front facing bay windowed lounge which has a feature open

fireplace at the focal point. There is a formal dining room which could be utilised as a fourth bedroom if required. There are three spacious bedrooms as well as a modern fitted breakfasting kitchen with built in appliances to include a double oven, hob, extractor hood and an undermounted television. There is a handy WC/cloakroom and completing the accommodation is the family bathroom complete



with a WC, wash hand basin and bath with shower above as well as feature tiling to the floor and walls. In addition there is a large floored and lined attic room accessed via a fixed staircase from the hallway which provides excellent potential for further development into a play room or additional bedroom if required. Further benefits include gas central heating and double glazing.





## 27 ROWALLAN DRIVE

KILMARNOCK, KA3 1TU

Traditionally built detached bungalow

Five full apartments with three or four bedrooms

Modern fitted kitchen and bathroom

Large south facing rear garden

Spacious and flexible layout

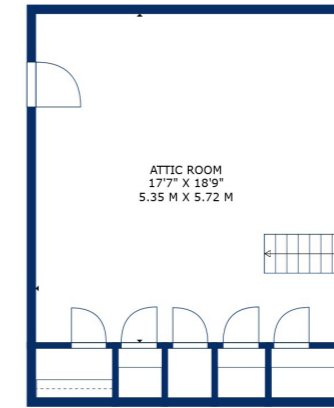
Attic room with access via a fixed staircase

Single attached garage

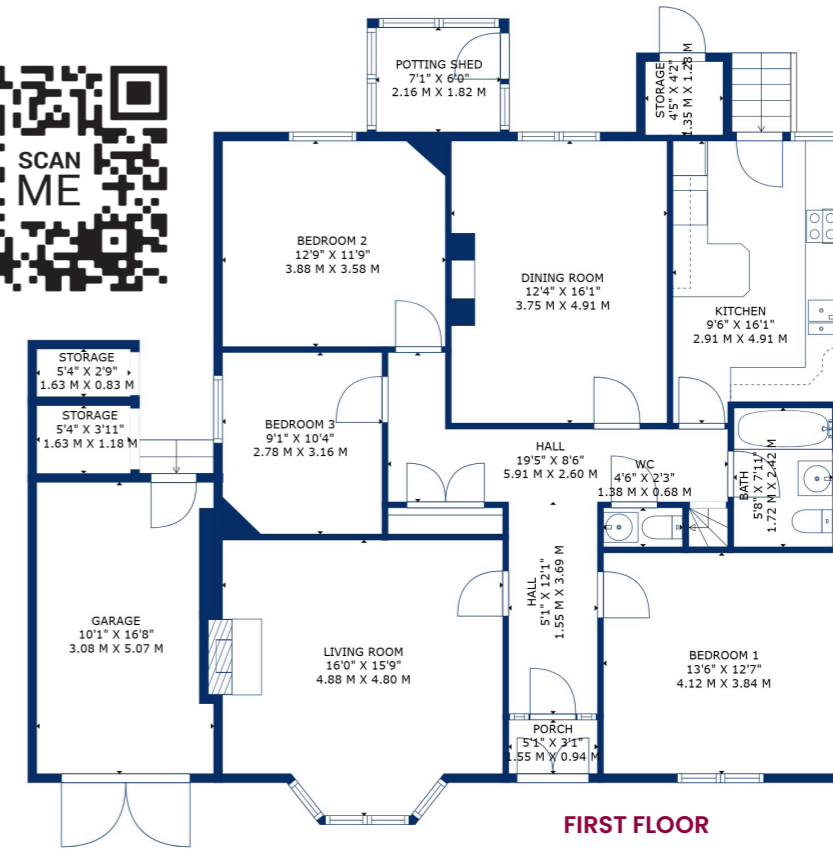
Driveway parking

Close to the Dean Castle Country Park





SECOND FLOOR



FIRST FLOOR



### Situation

Situated in a highly sought-after location, you'll find yourself surrounded by the best of Kilmarnock's amenities, including shops, schools, and parks, all within easy reach. At the opposite side of Glasgow Road is Dean Castle Country Park with over 200 acres of picturesque landscapes, ancient woodlands, children's playpark, and a stunning 14th-century castle, this fascinating destination offers a perfect blend of history and natural beauty. The nearby M77 provides simple and effective commuting to both Glasgow City Centre in the North and Ayr Town Centre in the South. You can easily pick up the regular bus service to Glasgow on Glasgow Road at the bottom of Castle Drive, less than a five minute walk from the front door.

For Sat Nav purposes the postcode is **KA3 1TU**

EPC rating: **D**

Council tax band: **F**

SQM: **120**

Prestwick **01292 471511** | Irvine **01294 317013** | Kilmarnock **01563 593560**

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