



49 Rugby Road, Kilmarnock KA1 2DQ
Offers Over £165,000





Excellent opportunity to purchase this rarely available modern detached bungalow located within one of Kilmarnock's most sought after residential areas.

Situated on a no through road and located off South Hamilton Street this fantastic property offers on the level accommodation with access to the side of the property from the private driveway. The L-shaped reception hall provides access to all apartments as well as access to two deep storage cupboards. To the front of the property is the good sized lounge open plan to the dining area, two well proportioned double bedrooms one to the front and one to the side of the property, the shower room is located to the side, to the rear of the property a third bedroom presently serves as a sitting room with patio doors opening onto the garden, to the side of the sitting room is the kitchen which offers an extensive range of floor standing and wall mounted units and again provides direct access to the private garden area to the rear.

Features of this property includes a driveway to the side accessing a single garage, gas central heating and double glazing throughout.

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, just a ten minute walk from the property. Schooling is available nearby at the Grange Campus and Annanhill Primary school. There is a wide selection of recreational facilities within walking distance to include the Howard Park, Annanhill Golf Course 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.

The agents have no hesitation in recommending early viewing of this attractively priced rarely available property which will surely appeal to a broad range of buyers.

DIMENSIONS

Lounge	13'0" x 10'0"
Dining area	9'9" x 7'0"
Kitchen	12'3" x 8'6"
Bedroom 1	8'10" x 9'6"
Bedroom 2	9'0" x 10'0"
Bedroom 3	12'0" x 9'9"
Shower room	5'4" x 7'0"

COUNCIL TAX

Band D

ENERGY RATING

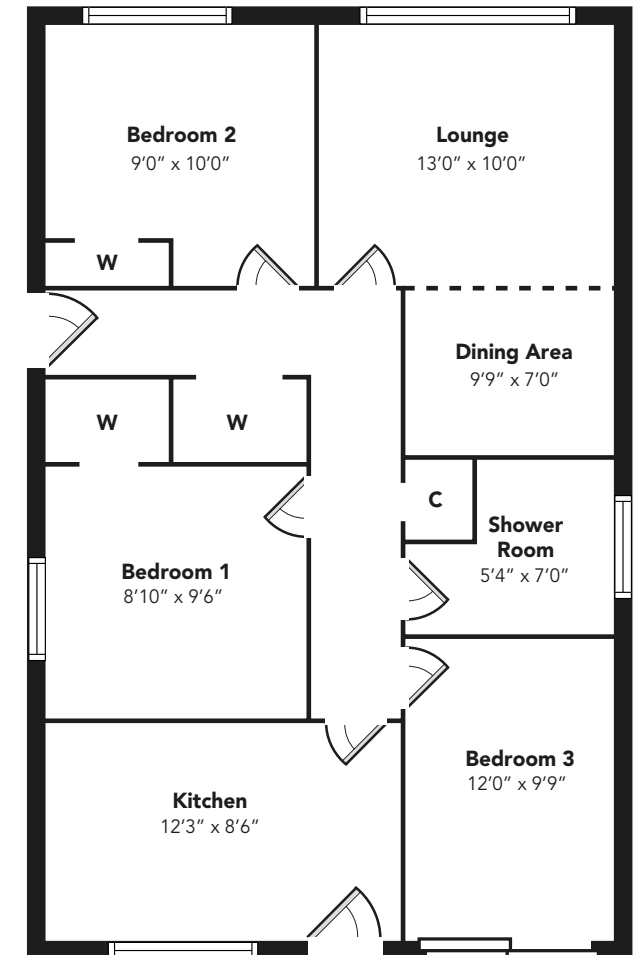
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INCLUSIONS

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

FEATURES

Superb location
Attractively priced
Three bedrooms
Gas central heating
Double glazing
Viewing recommended



Floorplans are indicative only - not to scale

Produced by Plushplans



TRAVEL DIRECTIONS

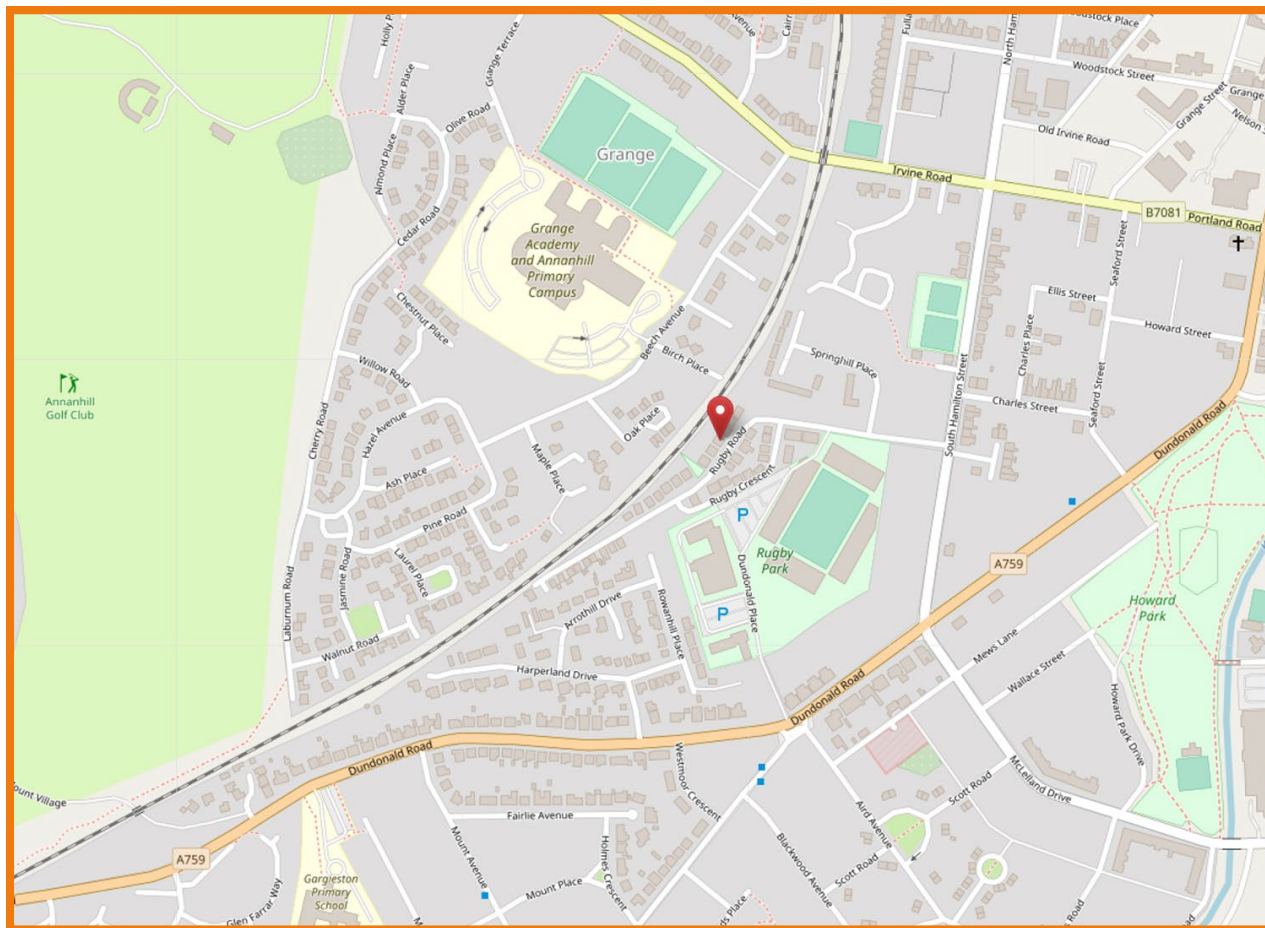
Travelling from Kilmarnock Town Centre proceed on Portland Road to traffic light junction turning left at South Hamilton Street. Continue on South Hamilton Street turning right into Rugby Road where the property is situated a short distance along on the right hand side.

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.



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