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SOLICITORS - ESTATE AGENTS



6 Rowallan Drive, Kilmarnock KA3 1TW

Offers over £275,000















A truly impressive and deceptively spacious traditional detached bungalow which has been substantially extended to the rear and into the attic space, creating an exceptionally versatile family home with accommodation formed over two levels. Occupying a generous garden plot with beautifully maintained and extensive private gardens to the rear, this is a property which undoubtedly deserves far more than a kerbside glance to fully appreciate the scale, flexibility and character of the accommodation on offer.

The property enjoys an attractive setting within an established residential area of Kilmarnock and is approached by a long private driveway providing ample off-street parking and continuing along the side of the house to a detached single garage. The beautifully presented front gardens provide an attractive introduction to the property, while the extensive, fully enclosed rear gardens are undoubtedly one of its outstanding features.

Internally, the accommodation is entered through a welcoming and generously proportioned L-shaped reception hallway, providing access to the principal ground-floor apartments. To the front of the property is an attractive bay-windowed living room, a particularly versatile apartment which could equally serve as an additional double bedroom, together with a further well-proportioned front-facing double bedroom. There is also a spacious family bathroom.

The kitchen is conveniently positioned towards the rear of the original accommodation and provides access to an adjoining dining area, which in turn offers access to the side of the property.

A particularly impressive feature of this home is the substantial rear extension, incorporating a magnificent, generously proportioned lounge with an adjoining sunroom-style sitting area. A large picture window provides delightful views across the extensive rear gardens, creating a bright and welcoming living space and an ideal setting for both everyday family life and entertaining. An attractive open-plan staircase rises from the lounge to the upper level.

Also situated on the ground floor is a further elongated double bedroom, benefiting from its own en-suite shower room, providing additional flexibility for family members or visiting guests.

The upper level offers a particularly attractive addition to the accommodation, with a spacious landing area enjoying views over the rear gardens and benefiting from useful storage facilities. From here there is access to a generously proportioned double bedroom, with windows overlooking the front of the property, access to eaves storage and the benefit of a further en-suite shower room to the rear.

The property is further enhanced by gas central heating and double glazing.

Externally, the gardens are quite exceptional in both their scale and presentation. To the front, attractive and well-established garden grounds complement the traditional character of the property, while the long driveway provides extensive off-street parking before continuing to the detached single garage.
To the rear, the substantial, fully enclosed garden grounds offer a wonderful degree of privacy and provide an outstanding outdoor environment. Extensive areas of lawn are complemented by an abundance of established plants, shrubs and colourful borders, creating a delightful garden setting. There are several useful external storage areas, together with a greenhouse positioned towards the rear of the garden.
Of particular note is the charming garden room situated beyond the garage, offering an attractive additional space from which to relax and enjoy the garden surroundings.

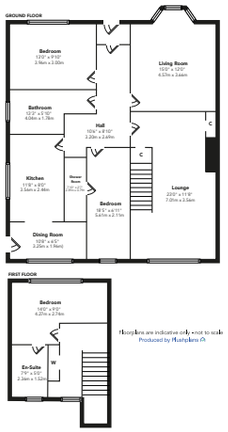
The combination of traditional character, substantial extensions, exceptionally versatile accommodation and magnificent garden grounds makes this a particularly appealing home, ideally suited to a wide range of purchasers.
Viewing is strongly recommended to fully appreciate everything this outstanding property has to offer.
Rowallan Drive is situated within an established and popular residential area of Kilmarnock, conveniently positioned for access to the town centre and its wide range of shopping, recreational and leisure facilities.
Kilmarnock offers an excellent selection of local amenities, including supermarkets, independent shops, cafés, restaurants, schooling at primary and secondary levels, and a variety of sporting and recreational facilities.
For the commuter, the town benefits from excellent transport connections, including regular rail services and convenient access to the M77 motorway, providing a direct route north towards Glasgow and south through Ayrshire. The surrounding road network also offers convenient access to neighbouring towns and the wider Ayrshire area.











COUNCIL TAX
Band F

ENERGY RATING
Band D

FEATURES
Seldom available
Fabulous bright extended accommodation
Very popular location
Three/four double bedrooms
Large immaculate private gardens
Gas central heating
Driveway to garage
Viewing essential

INCLUSIONS
Fitted floor coverings, light fittings, kitchen and hower room fixtures and fittings and any other negotiable items.













TRAVEL DIRECTIONS

Travelling towards Kilmarnock town centre on Glasgow Road from the roundabout with Western Road, continue taking the second turning on the right into Castle Drive then first left into Rowallan Drive where the property sits 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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