



Bright and spacious two bedroom detached bungalow, with the added bonus of a garage

Tucked away in a popular pocket of Kilmarnock



42 Rugby Road

Kilmarnock, East Ayrshire, KA1 2DG



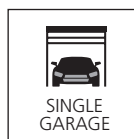
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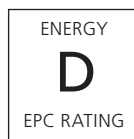
2 BED



1 BATH



SINGLE
GARAGE



ENERGY

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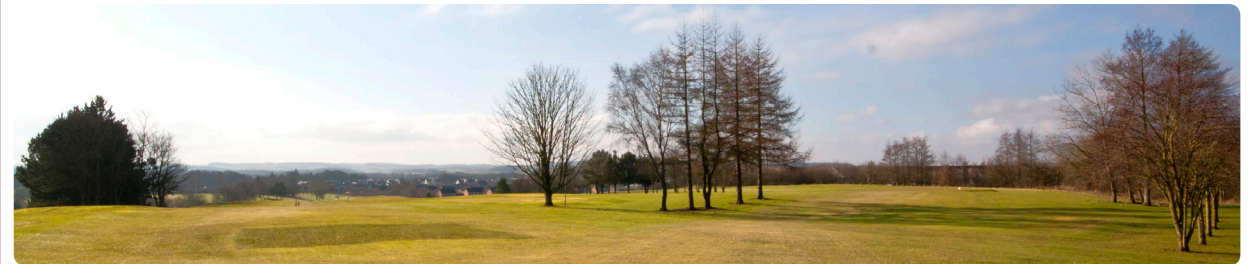
EPC RATING



Annanhill Golf Course & Kay Park

42 Rugby Road is positioned within close proximity to the town centre and as such the property is ideally placed to benefit from the many amenities which Kilmarnock has to offer. These include a wide selection of shops including many high street names as well as a large retail park found a short distance from the property, supermarket shopping is also available close by with Morrisons and Tesco's superstores. Public transport facilities within the area include regular bus services with frequent rail travel from Kilmarnock Railway Station. For the motorist there are good road links providing easy access to the A77/M77 Motorway. Schooling is also available locally with subjects being within the catchment area of Grange Academy.

Tourism is a thriving industry in Ayrshire. The town of Ayr has its own racecourse and is arguably Scotland's golfing mecca with the home of the Open Championship at Prestwick and present day open championship links at Turnberry and Royal Troon. Alloway is the birthplace of Robert Burns and his legacy continues to draw people to the area.



42

RUGBY ROAD



Kitchen
&
Lounge



"...situated on a mature plot, within this exclusive road, in this highly sought after area of kilmarnock..."

Part Exchange Available. Situated on a mature plot, within this exclusive road, in this highly sought after area of Kilmarnock, is this superb two bedroom, detached bungalow, all on one level. It has been maintained to an exacting standard by the current owner who has created a fabulous home, which is both flexible and incredibly adaptable. Once inside, discerning purchasers will be greeted with a first class specification. The property itself is deceptively spacious and provides a highly successful marriage of traditionally proportioned apartments.

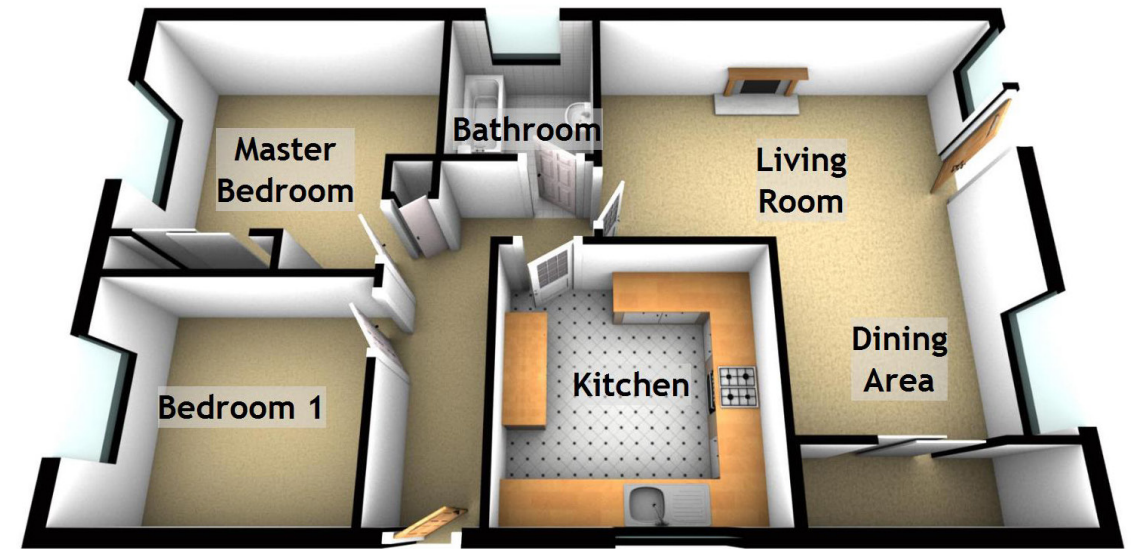
The property sits within fantastic gardens, which have been designed for ease of maintenance, providing a private and safe environment. The property can be accessed via a driveway, which offers off-road parking for at least two vehicles and has the added bonus of a detached garage. The front elevation of the property belies the accommodation internally, which comprises a welcoming hallway entrance which provides access to all apartments. An impressive open plan formal lounge/dining area is pleasantly located to the rear of the property, with a set of patio doors, flooding the room with natural light and offering an interesting outlook into the rear garden. A feature fire and surround is the focal point of the

room. Many an evening will be spent in front of the fire unwinding after a hard day. The dining area provides space for a table and chairs, the perfect spot for more formal dining with family and friends. The kitchen area has a range of contemporary floor and wall mounted units, with a striking work surface, providing a fashionable and efficient workspace.

There is space for free-standing appliances and a useful breakfast area. The two well proportioned, double bedrooms, are bright and airy with the master bedroom further complemented with a built in wardrobe. They also have a range of furniture configurations and space for additional free standing furniture if required. A 'quirky' three piece family bathroom suite to include a very useful sunken bath, completes the impressive accommodation internally. Externally there are enclosed garden grounds which have been designed for ease of maintenance. A relaxing summer's evening will no doubt be spent in this zone enjoying the peaceful setting. The high specifications of this home also include double glazing and gas central heating for a warm, yet cost effective way of living all year round.



Bedrooms & Bathroom



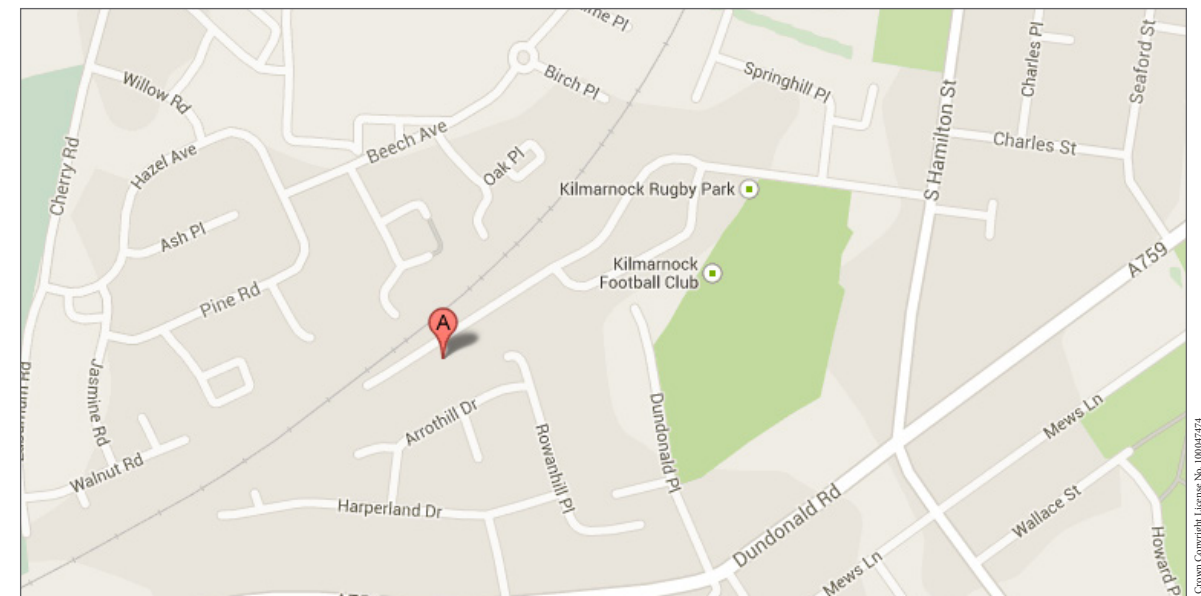
SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Living Room	6.44m (21'2") x 5.00m (16'5")	Bedroom 1	3.10m (10'2") x 2.70m (8'10")
Kitchen	3.10m (10'2") x 2.74m (9')	Bathroom	3.03m (9'11") x 1.80m (5'11")
Master Bedroom	3.70m (12'2") x 3.40m (11'2")		

Extras (Included in the sale)

Carpets and floor coverings, light fixtures and fittings, curtains and blinds.





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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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