



Rowan Place, KILMARNOCK KA1 2HA

welcome to

Rowan Place, KILMARNOCK

Quietly situated within very popular Grange area, this DETACHED BUNGALOW is ideal for those buyers looking for a quality home all on the one-level. Reception hallway, Lounge/dining room, modern kitchen, two bedrooms, bathroom. good sized gardens, driveway, gas c.h d/glazed.EPC-D





Lounge

Irregular Shaped Room 23' x 18' 2" (7.01m x 5.54m)

Kitchen

10' 7" x 8' 7" (3.23m x 2.62m)

Bedroom One

14' 5" x 9' 10" (4.39m x 3.00m)

Bedroom Two

11' x 10' 3" (3.35m x 3.12m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Rowan Place, KILMARNOCK

- Detached Bungalow
- Much -Sought Grange
- Cul-De-sac Setting
- Two Bedrooms
- Lounge/Dining Room

Tenure: Freehold EPC Rating: D

offers over

£210,000

Within cul-de-sac setting in the very popular Grange area of Kilmarnock, this DETACHED BUNGALOW offers a really excellent opportunity in particular for those buyers looking for a home all on one level. While quietly located the property is within easy reach of the town centre and nearby Annanhill Golf Course and renowned local school. Kilmarnock has a range of various amenities and facilities including shops, retail parks, restaurants, cafes and bars. Kilmarnock train station has regular commuter links to Glasgow, Edinburgh and the bus station also has regular services to Glasgow, Edinburgh and local towns and villages. Kilmarnock has popular parks and gold courses and is well placed for the many places of interest throughout Ayrshire including beaches, parks and nature walks. Reception hallway, "I shaped" lounge/dining room (patio doors to rear garden) modern kitchen, two bedrooms and bathroom (shower). Gas central heating and double glazing. The home sits within good-sized private gardens and has driveway to side.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/KMK108231



Property Ref:
KMK108231 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



01563 528304



Kilmarnock@allenandharris.co.uk



64 Bank Street, KILMARNOCK, Ayrshire, KA1 1EA



allenandharris.co.uk