

134 Hill Street

KILMARNOCK, EAST AYRSHIRE, KA3 1JL



Beautifully presented two bedroom detached bungalow exceptional design and an inspired layout on just one level.



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Part Exchange Available. We are delighted to bring to the market this beautiful two-bedroom detached bungalow, Positioned in a popular pocket of Kilmarnock. Inside this stunning home, you will find exceptional design and an inspired layout on just one level. This fabulous home, which is both flexible and incredibly adaptable is in walk-in condition. The bungalow has been well designed to maximise the natural available light to create a modern ambience, once inside, discerning purchasers will be greeted with a first-class specification.

THE LOUNGE



A welcoming hallway leads to all apartments. An impressive formal lounge is pleasantly located to the front of the property and boasts a pleasant outlook whilst being flooded with natural light and is the perfect ambience in which to unwind.

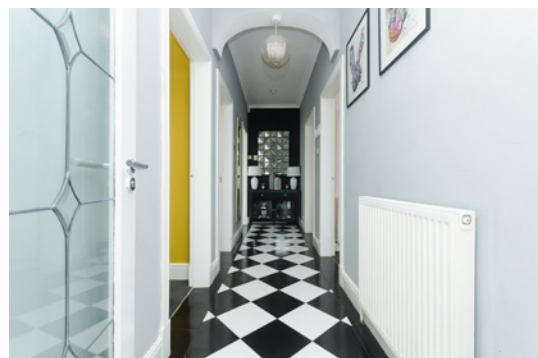
THE KITCHEN



The contemporary kitchen has been fitted to include a good range of floor and wall mounted units with a fashionable and efficient worktop as well as a host of integrated appliances.



The crisp and contemporary styling continues into the two well-proportioned bedrooms. Both of the bedrooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. Any of the bedrooms can be transformed to meet each individual purchaser's needs and requirements. The family bathroom suite completes the impressive accommodation internally.



BEDROOM 1



BEDROOM 2



THE BATHROOM

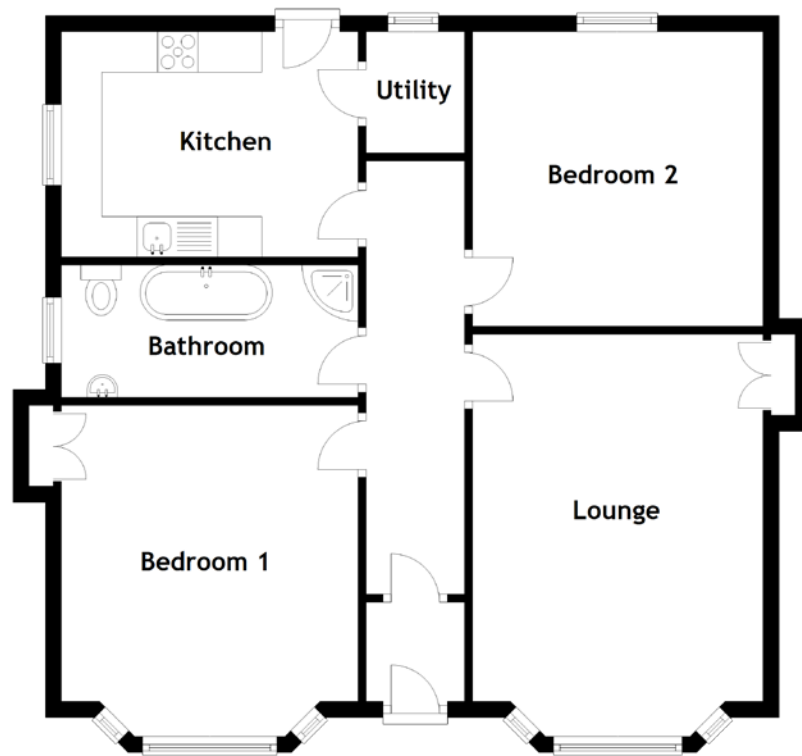


Externally there are front and rear gardens with a driveway and garage to the rear providing off-road parking. The rear garden is a zone that could become the very 'heart' of the home, especially in the summer months. The high specifications of this family home also include double glazing and gas central heating for a warm yet cost-effective way of living all year round.

THE GARDEN

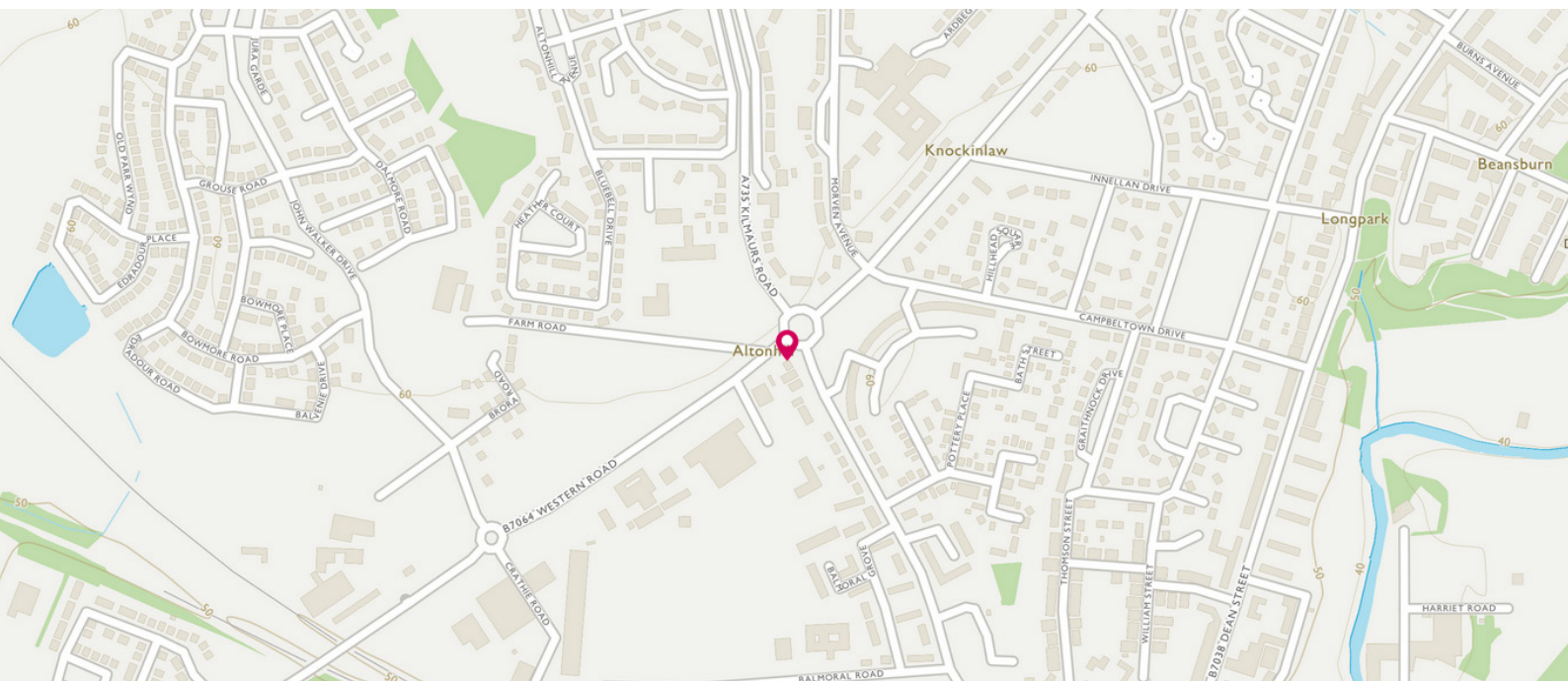


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.02m (16'6") x 3.60m (11'10")	Gross internal floor area (m ²): 81m ² EPC Rating: D
Kitchen	3.68m (12'1") x 2.79m (9'2")	
Utility	1.50m (4'11") x 1.22m (4')	Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.
Bedroom 1	4.10m (13'5") x 3.68m (12'1")	
Bedroom 2	3.65m (12') x 3.60m (11'10")	
Bathroom	3.68m (12'1") x 1.64m (5'5")	



THE LOCATION

Hill Street is found within one of Kilmarnock's sought after residential areas and 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 a Morrisons Superstore.





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 the subjects being within the catchment.

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.

The rivers of Ayrshire offer salmon fishing by permit and the district also offers some commercially run and challenging driven pheasant shooting and with permission, some of the local estates allow the chance to stalk roe deer.

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Exchange
Available



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