




McEwan Fraser Legal

Solicitors & Estate Agents

01292 430 555

17 Beaufield Gardens

KILMAURS, EAST AYRSHIRE, KA3 2NS

Kilmaurs

EAST AYRSHIRE, KA3 2NS

BEAUFIELD GARDENS IS POSITIONED IN THE CONSERVATION VILLAGE OF KILMAURS, WHICH IS TWENTY-ONE MILES SOUTH-WEST OF GLASGOW.

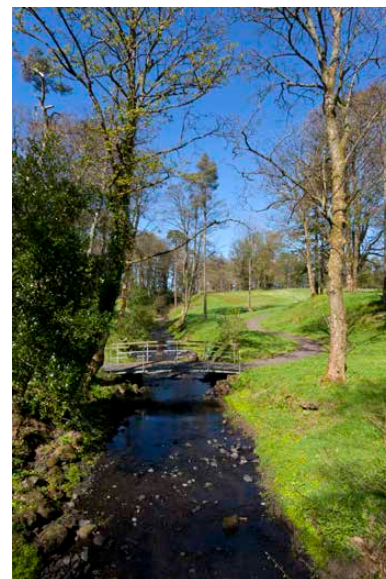
With its population of approximately 3,000 and surrounded by its historic and stunning landscape Kilmaurs is a rare jewel of a location. Perfectly placed via the upgraded M77 motorway and a regular train service for quick and efficient commuting, for shopping or working. Glasgow, Troon and Ayr are all only a thirty minutes drive away.

The historic town of Kilmarnock with all its amenities is a mere ten-minute journey and has all major supermarkets and stores, including a superb 24 hour Tesco store.

Great schooling is near at hand with Kilmaurs Primary and secondary education available at Stewarton Academy.

Kilmaurs Train Station is only a five-minute walk away, as is Morton Park and the health centre.

For lovers of the outdoors, there are walking groups, walking festivals that include historical walks to the Ice House.



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PART EXCHANGE AVAILABLE. WE ARE DELIGHTED TO BRING TO THE MARKET THIS TWO BEDROOM, DETACHED BUNGALOW THAT WILL APPEAL TO A WIDE VARIETY OF PURCHASER'S LOOKING FOR THEIR IDEAL HOME, ESPECIALLY THOSE LOOKING TO DOWN-SIZE TO SOMETHING ALL ON THE ONE LEVEL WITH LOCAL AMENITIES CLOSE BY.

The property is situated at the top of a small cul-de-sac of 16 individually styled homes.

A welcoming and spacious hallway leads to all apartments. The formal lounge is flooded with natural light from the window to the front. It also boasts a feature fire and surround, giving the room a real cosy feel. The breakfasting kitchen has a selection of floor and wall mounted units with a contemporary work surface, creating a fashionable and efficient work-space. An added bonus is the space provided for a table and chairs.

The two well-proportioned bedrooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. The current owners extended the property to the side by adding a 'studio'. This room could be transformed to meet each individual purchaser(s) needs and requirements. A family shower room completes the impressive accommodation internally.

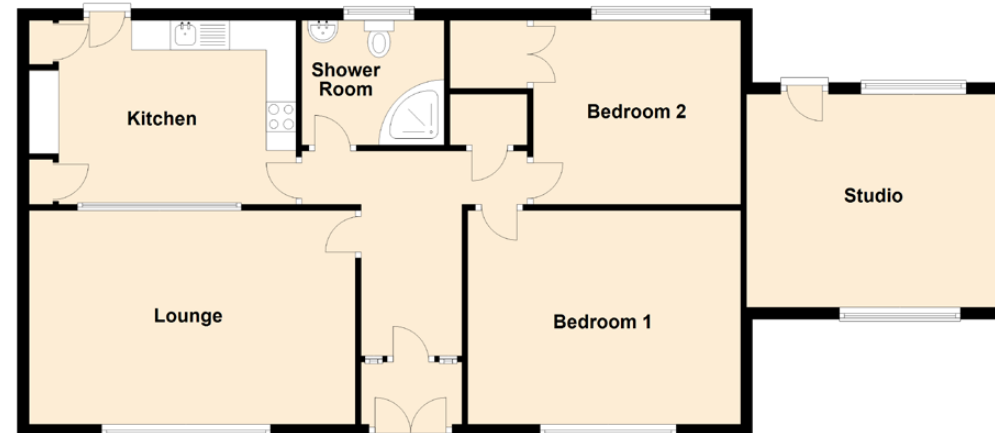
Externally the property has private front and rear gardens, with a driveway to the side providing off-road parking for several cars and a detached garage thereafter. Many an evening will be spent in the private garden enjoying the peace and quiet. The property has both gas central heating, double glazing and solar panels, creating a warm, yet cost-effective way of living all year round.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 3.60m (11'10")
Kitchen	4.50m (14'9") x 3.10m (10'2")
Studio	4.30m (14'1") x 3.70m (12'2")
Bedroom 1	4.60m (15'1") x 3.30m (10'10")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Shower Room	2.40m (7'10") x 2.10m (6'11")

Gross internal floor area (m²): 80m² | EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

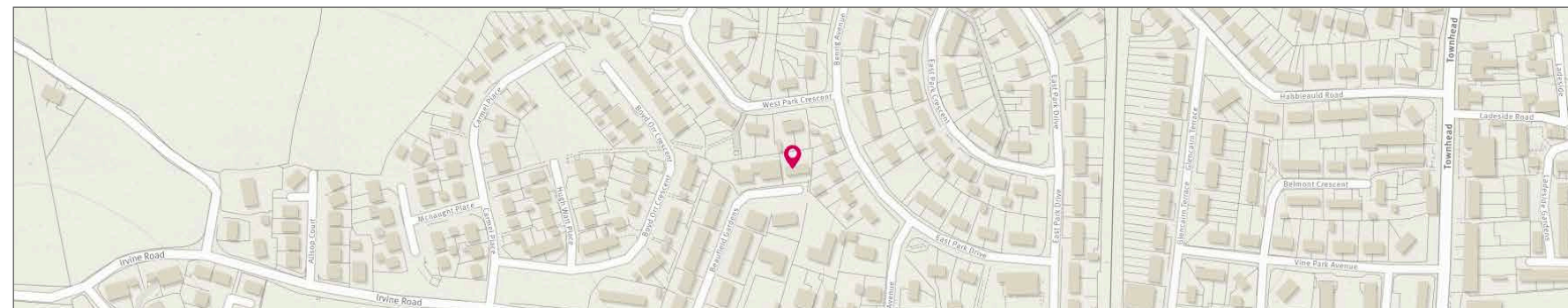


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
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Surveyor



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Designer

