

7 West Burn Road

STEWARTON, KILMARNOCK, KA3 5HB



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

*Rarely available two-bedroom, semi detached bungalow
with conservatory and extended garage*



We are delighted to offer for sale this two-bedroom, semi-detached bungalow with a conservatory and extended double garage, nestled within a very quiet pocket of Stewarton. It is presented to the market in excellent condition and has been extremely well looked after by the current owner.

The main accommodation is offered over one single level, with a couple of steps to go down into the conservatory and extended garage. One of the best things about this unique and rarely available type of property is it offers a great deal of room usage to adapt the space in future should this be required. The layout of the property is incredibly flexible and lends itself to live/work arrangements.

THE LOUNGE



In more detail, the property comprises of a welcoming reception hallway, with plenty of storage and a cloak cupboard. The lounge is extremely cosy with a feature fireplace and a glorious window that floods the room with natural light.

THE KITCHEN/DINER



The kitchen/dining room has been beautifully fitted to include a good range of contemporary floor and wall-mounted units, with a worktop, providing an efficient workspace. It further benefits from an oven, gas hob, extractor hood, fridge freezer and dishwasher, making this the ideal kitchen for an aspiring chef.

The real jewel in the crown is the stunning conservatory. It offers an incredible space to relax in, with a magnificent outlook over the landscaped garden. Many a morning here can be spent with a nice cup of tea looking out to the hills, just bliss!



THE CONSERVATORY





There are two, well-proportioned bedrooms in this wonderful home. The master bedroom features a range of fitted wardrobes and is incredibly generous in size, the second bedroom is slightly smaller but still has plenty of space for free-standing furniture.

The family shower room is fantastic, with crisp wall tiles that are set off perfectly by the tiled flooring. It features a white suite and a stunning walk in shower that has been newly installed.

Gas central heating and double glazing are included for added convenience and comfort.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



The property further benefits from a fully-enclosed rear garden, with multiple feature areas which are a real sun trap. The stunning backdrop of the hills and the quietness of this spot are one of the many things that make this house so special. The front garden is a mixture of pebble and monoblock- making it very low maintenance. It further benefits from a driveway for two vehicles.

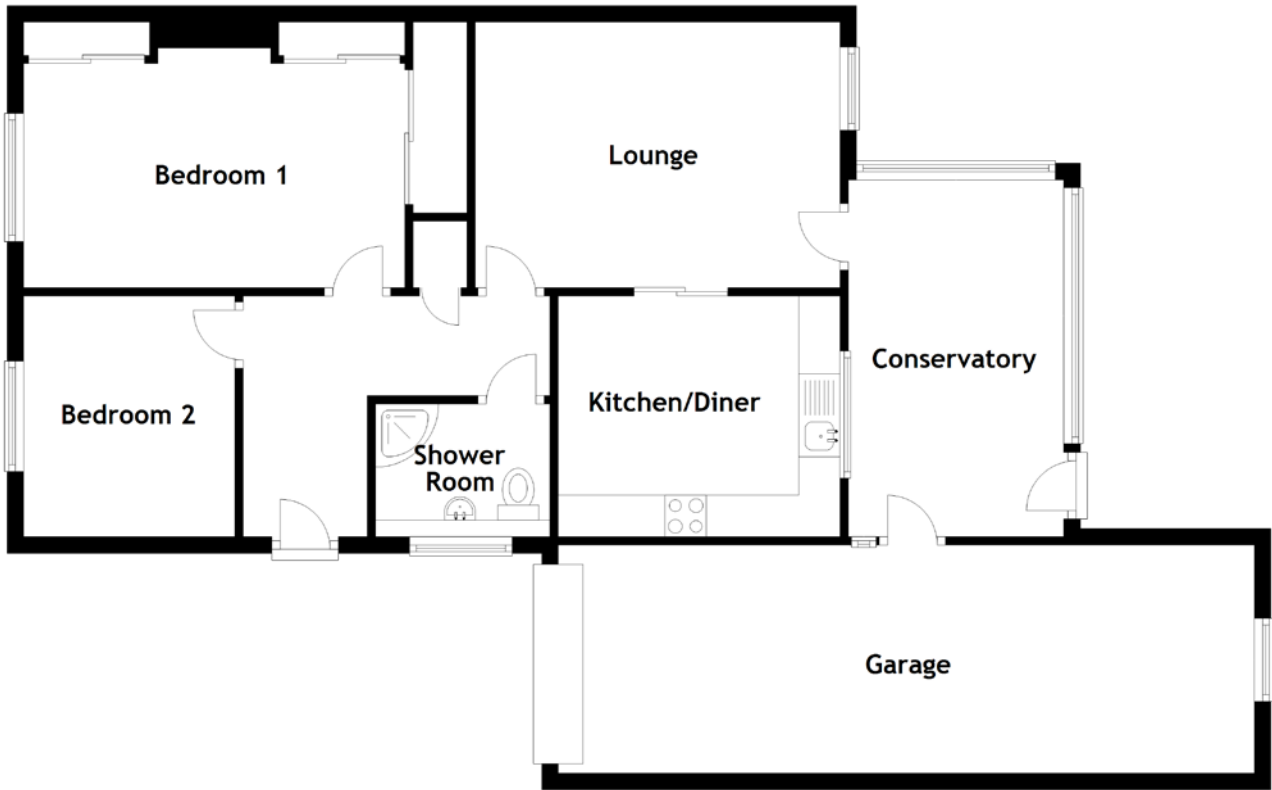
This also gives further access to the double integral garage (with power, light and tap). It offers the real potential of being converted (STPP) into additional living accommodation.

These types of properties are very hard to come by, especially ones in the condition that no 7 is in, early viewing is strongly advised.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



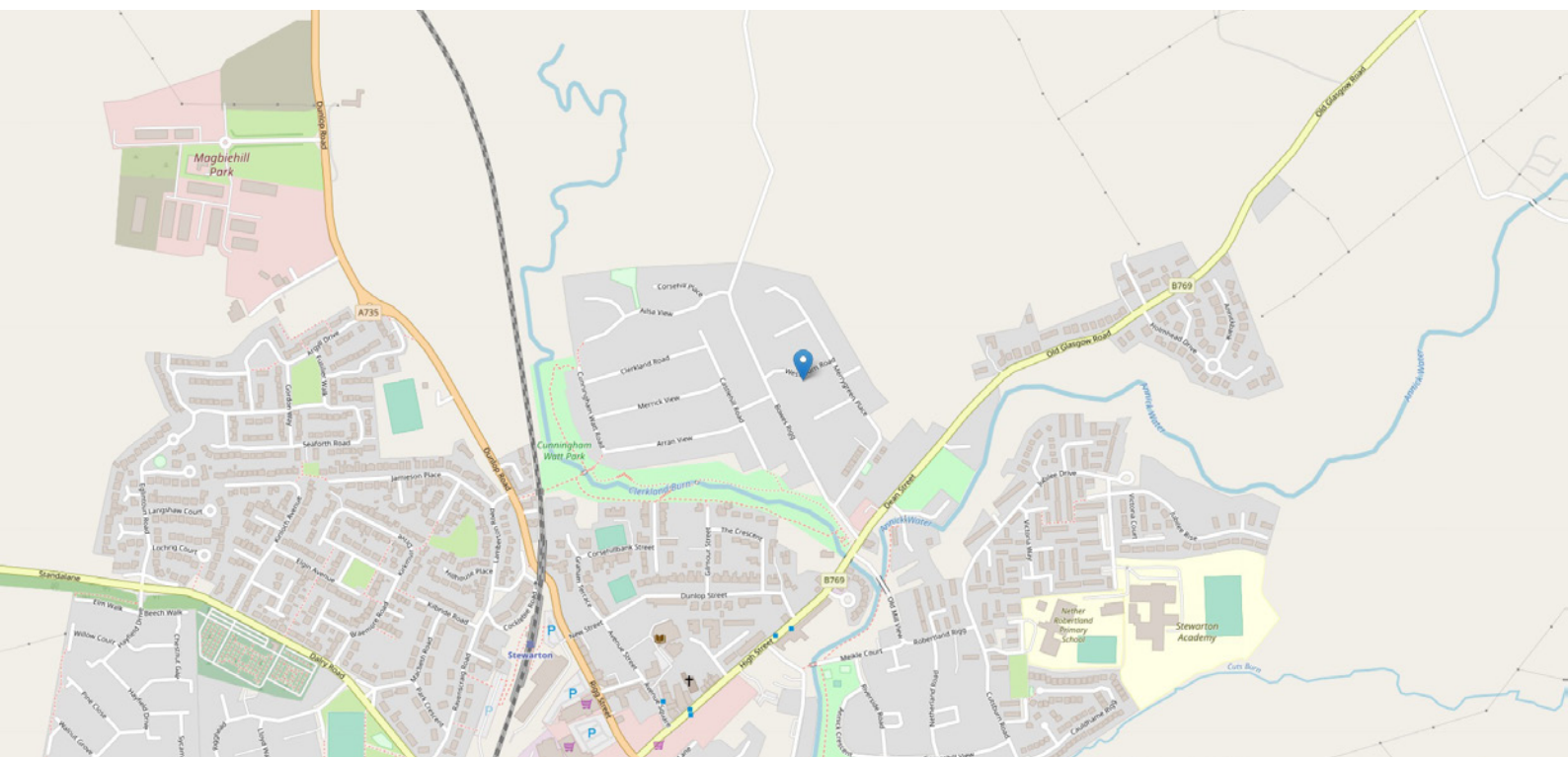
Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.20m (10'6")
Kitchen/Diner	3.40m (11'2") x 2.90m (9'6")
Conservatory	4.30m (14'1") x 2.60m (8'6")
Shower Room	2.10m (6'11") x 1.35m (4'5")
Bedroom 1	4.60m (15'1") x 3.20m (10'6")

Bedroom 2	2.90m (9'6") x 2.55m (8'4")
Garage	8.40m (27'7") x 2.75m (9')

Gross internal floor area (m²): 71m²
EPC Rating: C

Buyer's Premium Value: £3400.00



THE LOCATION

Stewarton is one of the most scenic and historic towns in Ayrshire. Known as the “Bonnet town”, it engaged in the production of this traditional Scottish headwear from as far back as the 1400s. Today, the main role of the Stewarton Bonnet Guild is to organise the Festival week that takes place in this now-vibrant town in June each year.





A short drive from the M77, with fast and excellent transport links to the major conurbations, Stewarton provides regular bus and rail services to Glasgow, Kilmarnock, Ayr and the west coast. The local train station is within easy walking distance from Laird's Gate and all the day-to-day amenities that a family needs are located within this friendly local community. Its main shopping area provides a wide array of local outlets including Sainsbury's, a butcher's, greengrocers, an arts and crafts gift shop, a coffee shop, a delicatessen, a beauty salon and even a traditional sweet shop. Other facilities include a local library, Post Office, dry cleaners, pharmacy and a health centre, which incorporates medical and dental services.

Mearns Cross, a car hop away, provides an interesting alternative to local shopping with a Marks & Spencer food store and many other outlets, while the renowned Silverburn Shopping Centre, which is home to over 100 high street stores and restaurants, can be easily reached within 20 minutes drive. Close by, there is an abundance of leisure facilities, Dean Castle in Kilmarnock being a particular attraction. Set in over 200 acres of country parkland which is open all year round, it provides picnic areas, an adventure playground, pets' corner, woodland walks and plays host to a wide range of events throughout the year.

Education in Stewarton is also well served with two local primary schools and Stewarton Academy providing secondary education, which has a good reputation within the community and adjacent villages.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01292 430 555
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JONNY CLIFFORD
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.