



37 Rysland Drive

Fenwick

Kilmarnock, KA3 6EY

P.O.A.

GREIG
Residential



Rysland Drive

Fenwick, Kilmarnock, KA3 6EY

Boasting a prominent head of cul de sac positioning, sat upon a generous corner plot, this superb three bedroom detached bungalow is sure to impress. Boasting spacious flexible all on the level accommodation complemented by a superb conservatory, wrap around landscaped gardens, ample off street parking and a garage. Located within the ever popular commuter village of Fenwick boasting ease of access to local amenities, schooling and direct transport links to Ayr and Glasgow via the M77. Having been lovingly maintained by the current owner this is the ideal family home or downsize and is sure to appeal to even the most discerning of buyers.





Hallway

5.10m x 1.60m x 1.90m (16' 9" x 5' 3" x 6' 3") Access is given via an outer UPVC door to a welcoming entrance hallway offering soft neutral decor, two practical storage cupboards and fitted carpet. Door access is given to the lounge, kitchen, three bedrooms and bathroom.

Lounge

4.53m x 3.92m (14' 10" x 12' 10") Generously proportioned main apartment boasting soft neutral decor, feature electric fire set within a wood surround, fitted carpet and two double glazed windows to the front.

Kitchen

4.08m x 2.80m (13' 5" x 9' 2") Fully fitted kitchen complete with ample wall and base storage units with complimentary work surface, plumbing and space for cooker, washing machine, composite sink and drainer, neutral decor, tiled splashback, carpeted and laminate flooring, a double glazed window to the rear and door leading to the conservatory.

Conservatory

6.59m x 2.15m (21' 7" x 7' 1") Impressive conservatory to the rear offering open garden and woodland outlooks with double glazed windows to three aspects, plentiful space for free standing flooring and double patio doors.

Bedroom One

4.88m x 2.70m (16' 0" x 8' 10") The master bedroom is a generous double boasting soft neutral decor, a variety of fitted bedroom furniture, fitted carpet and a double glazed window to the rear.

Bedroom Two

4.03m x 2.14m (13' 3" x 7' 0") A generous double bedroom with neutral decor, fitted wardrobes, fitted carpet and a double glazed window to the rear.

Bedroom Three

3.82m x 3.50m (12' 6" x 11' 6") Currently utilised as a dining room, this spacious apartment is flexible in use and would make a superb double bedroom complete with soft decor, practical storage cupboard, fitted carpet and a double glazed window to the front.

Bathroom

2.00m x 1.88m (6' 7" x 6' 2") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, bath with overhead electric shower, tiling to walls and flooring and a double glazed opaque window to the side.

Externally

This stunning property is set on a generous corner plot with superb mature landscaped gardens, a paved driveway providing ample off street parking and a garage. The garden grounds are complete with a large chipped area with mature bedding plants, a spacious well manicured lawn area and elevated pathed patio perfect for al fresco dining and entertaining.

Council Tax Band

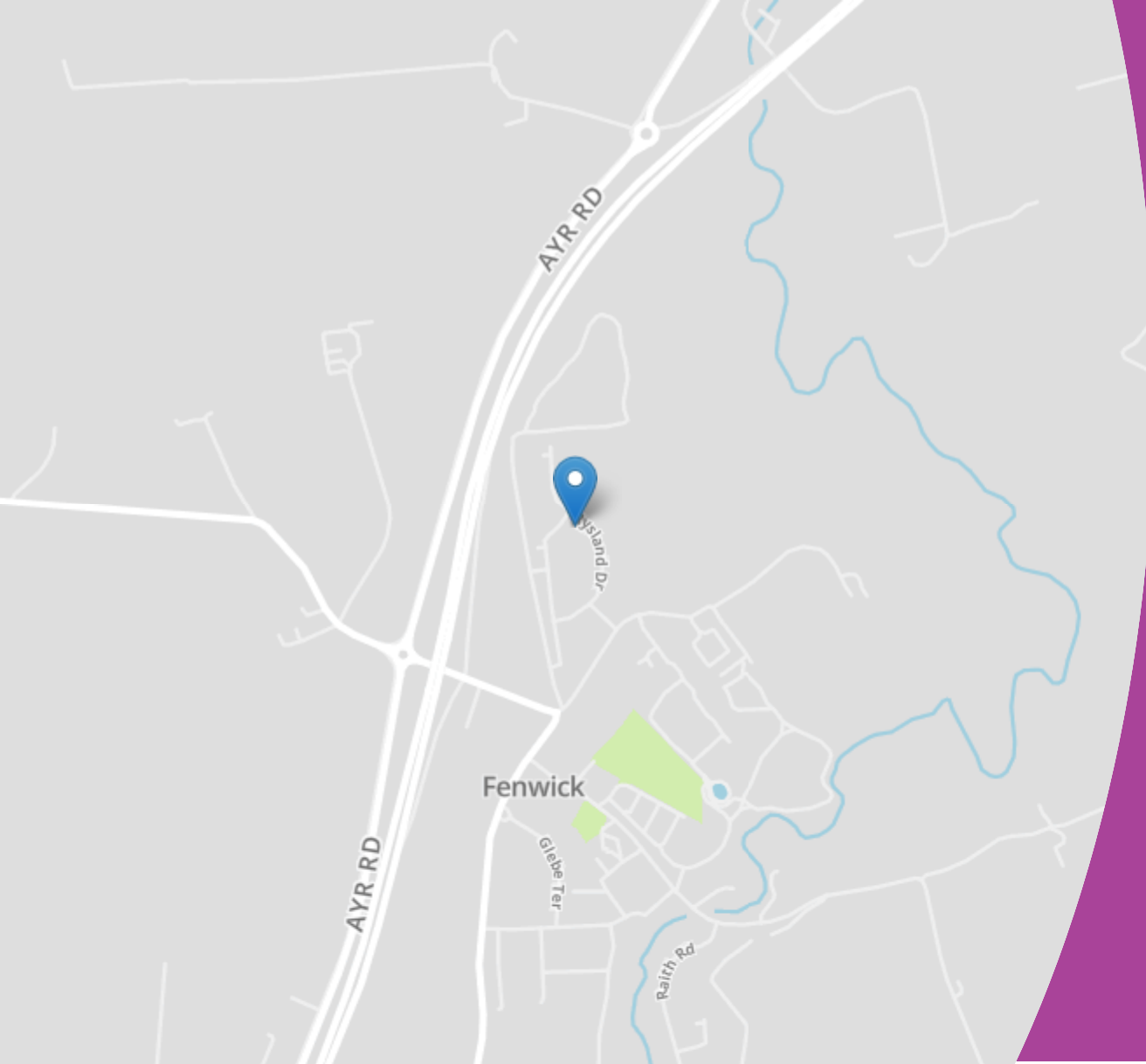
Band E

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