



# 11 Beaufield Gardens

Kilmaurs  
Kilmarnock, KA3 2NS  
P.O.A.

**GREIG**  
*Residential*



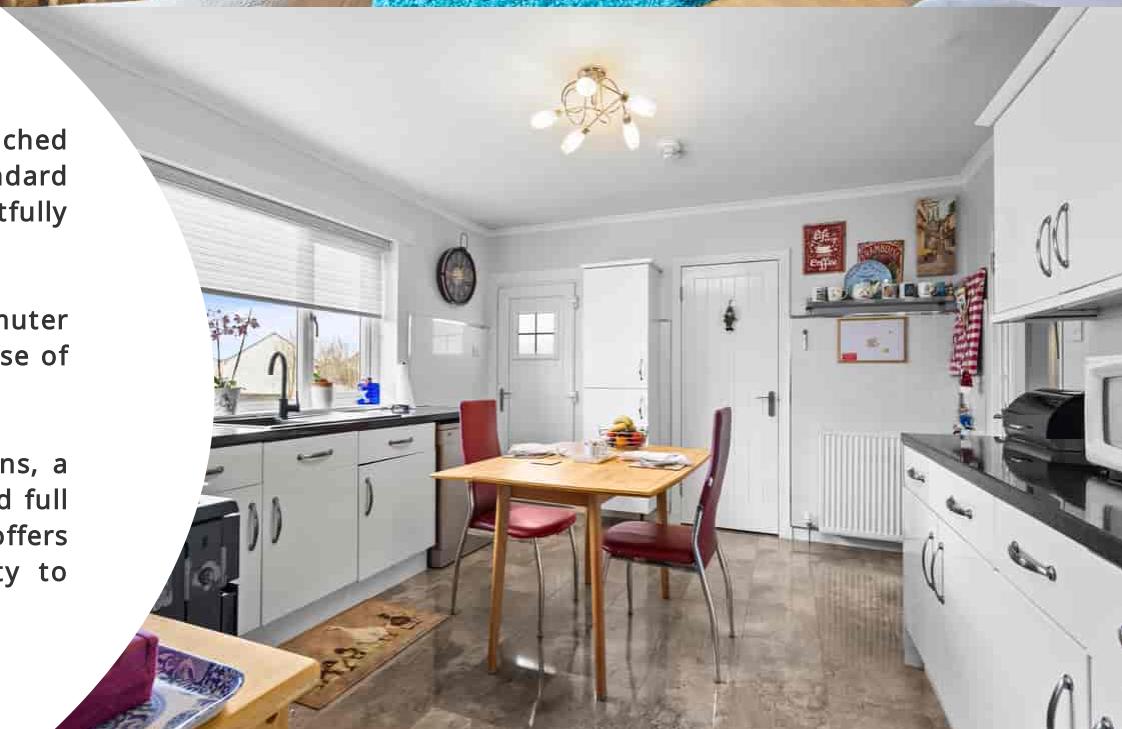
# Beaufield Gardens

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Proudly introducing 'Togorran', a charming three bedroom modern detached bungalow which has been lovingly maintained to an exceptional standard throughout. Offering generous and flexible accommodation, all thoughtfully arranged on one level, this home combines comfort with practicality.

Ideally positioned within a highly regarded cul de sac in the popular commuter village of Kilmaurs, the property is perfectly suited to the commuter with ease of access to rail and transport links while enjoying a peaceful residential setting.

Externally, the bungalow is complemented by beautifully landscaped gardens, a private driveway, garage, and a delightful summerhouse. Rarely available and full of appeal, this attractive home will suit a wide range of purchasers. Kilmaurs offers excellent schooling and local amenities, making this a superb opportunity to acquire a quality bungalow in a much sought after location.





#### Hallway

7.01m x 2.88m (23' 0" x 9' 5") The welcoming 'L' shaped entrance hallway is complete with neutral decor with ceiling coving, hardwood flooring and two practical storage cupboards. Door access to all apartments.

#### Formal Lounge

4.73m x 4.30m (15' 6" x 14' 1") The formal lounge is a generously proportioned main living apartment offering soft tasteful decor with ceiling coving, feature electric fireplace within decorative surround, hardwood flooring and double glazed window to the front. Open access to dining room and plentiful space for freestanding furniture.

#### Dining Area

3.96m x 3.50m (13' 0" x 11' 6") With a partial open layout to the lounge, the dining room is a flexible space which could lend itself to a multitude of uses comprising of hardwood flooring, neutral decor, ceiling coving and a double glazed window to the rear overlooking the gardens. Internal door access to garage and door to kitchen.

#### Kitchen

4.08m x 3.39m (13' 5" x 11' 1") Generous fully fitted kitchen offering a selection of modern white gloss wall and base storage units with complimentary work surfaces, composite sink and drainer, plumbing/space for appliances including cooker, fridge/freezer and dishwasher. Modern decor, tiled flooring, space for dining table and chairs, double glazed window to the rear and door leading out into the rear gardens. Door access to dining room.

#### Bedroom One

3.42m x 3.29m (11' 3" x 10' 10") The master bedroom is a generous double offering neutral decor, ceiling coving and fitted carpet. Large double door fitted wardrobes providing excellent storage space for a front facing double glazed window.

#### Bedroom Two

3.42m x 3.39m (11' 3" x 11' 1") The second double bedroom is rear facing with a double glazed window, neutral decor, ceiling coving and fitted carpet.



#### Bedroom Three

3.42m x 3.29m (11' 3" x 10' 10") Bedroom three is a double room offering soft decor, ceiling coving, fitted carpet and double door fitted wardrobes. Front facing double glazed window.

#### Shower Room

2.51m x 2.23m (8' 3" x 7' 4") Completing the accommodation is the three piece modern family shower room suite comprising of wash hand basin with vanity storage, wc and shower cubicle with mains overhead shower. Heated towel rail, ceiling spotlights, contemporary tiling to walls and floor and double glazed opaque window to the rear.

#### External

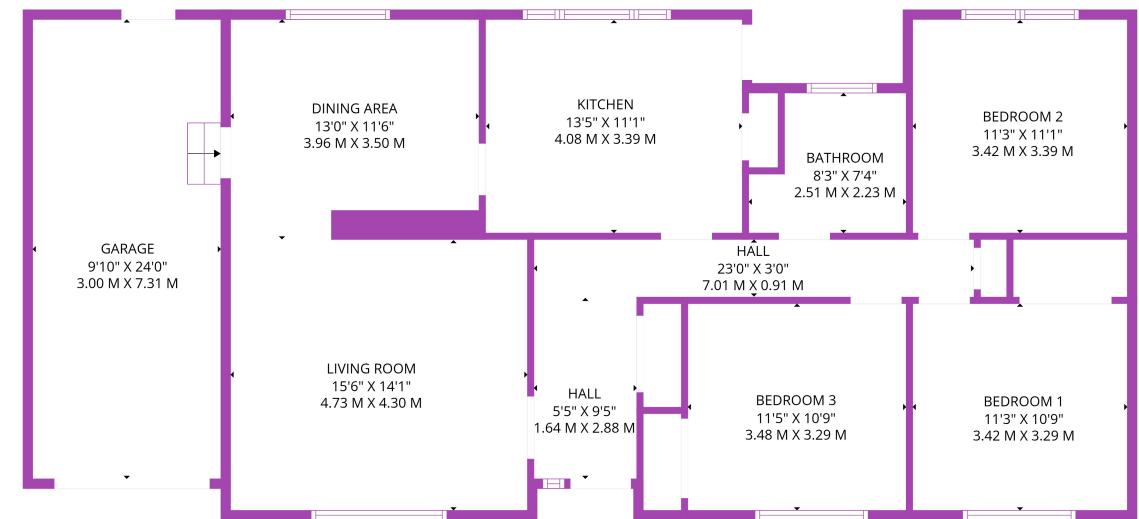
Positioned on a sizeable plot, this attractive bungalow provides generous garden grounds to the front and rear. The beautiful front gardens comprise of intricately manicured lawn areas with chipped borders, paved pathways and a selection of mature shrubbery, with a monobloc driveway to the side providing off street parking, leading to the garage with up and over door access. The rear gardens offer a generous lawn, chipped borders and modern paved patio housing a charming summerhouse. Enclosed by fencing allowing for a safe and peaceful outdoor family space.

#### Council Tax

Band E

#### Disclaimer

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**TOTAL: 1156 sq. ft, 107 m<sup>2</sup>**  
Ground floor: 1156 sq. ft, 107 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 236 sq. ft, 22 m<sup>2</sup>, WALLS: 101 sq. ft, 10 m<sup>2</sup>

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