



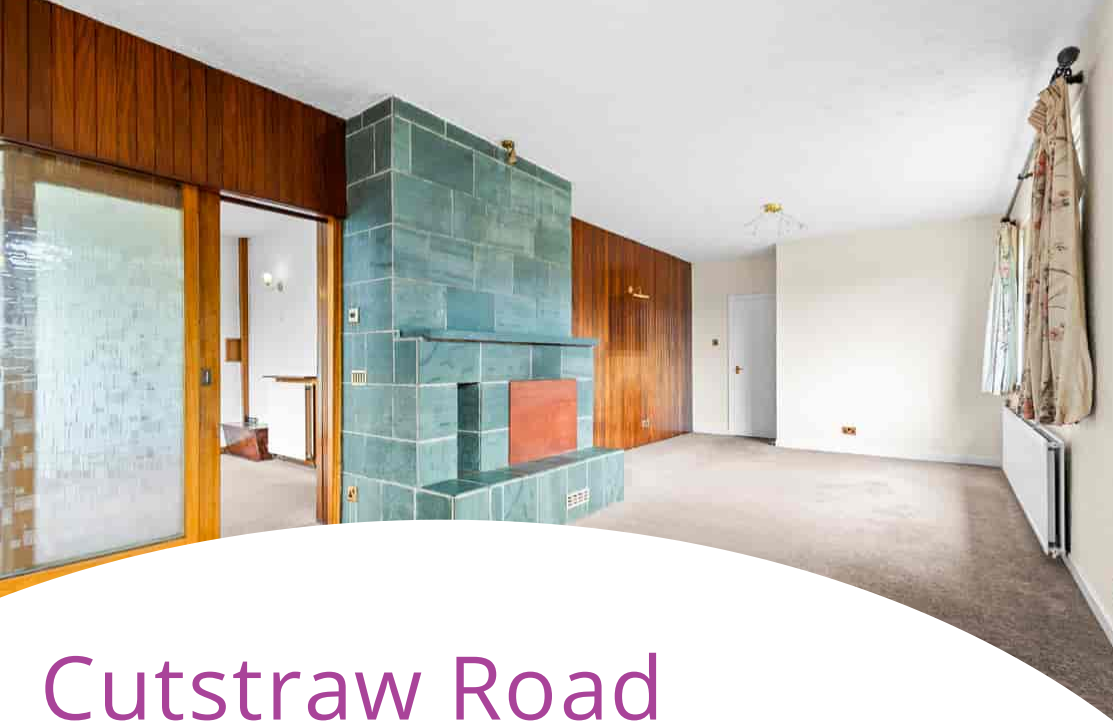
13 Cutstraw Road

Stewarton

Kilmarnock, KA3 5HX  
P.O.A.

GREIG  
*Residential*





# Cutstraw Road

Stewarton, Kilmarnock, KA3 5HX

Positioned on a prominent, extensive plot on arguably one of Stewarton's most favoured addresses, this sizeable four bedroom detached bungalow provides an excellent amount of accommodation conveniently all on the level, including four double bedrooms with master en suite and two public apartments. This is an impressive, rarely available home with large well established gardens and sizeable garage, located close to schooling. This property will not fail to appeal, boasting a wealth of potential with a large attic space also. Stewarton is a popular commuter town, with the bungalow being within close proximity to transport links including train station with a regular service to Glasgow in just 30 minutes.





### Porch

3.51m x 1.64m (11' 6" x 5' 5") With access via the outer wooden security door, the practical entrance porch is complete with neutral decor, staircase leading to the attic space and internal glazed door to hallway.

### Hallway

5.96m x 4.90m (19' 7" x 16' 1") The spacious welcoming hallway provides door access to apartments including formal lounge, dining room, four bedrooms and bathroom. Neutral decor, ceiling spotlights and an excellent selection of fitted cupboards boasting a wealth of storage space.

### Formal Lounge

8.22m x 3.69m (27' 0" x 12' 1") The formal lounge is a generously proportioned main living apartment offering soft decor, fitted carpet, decorative wooden paneling and a feature tiled fireplace. Sliding door access to dining room, two double glazed windows to the front and plentiful space for freestanding furniture.

### Dining Room

3.61m x 3.33m (11' 10" x 10' 11") With access from the formal lounge, the spacious dining room is complete with neutral decor, fitted carpet and a side facing double glazed window.



### Kitchen

4.78m x 3.32m (15' 8" x 10' 11") The generous fitted kitchen offers a selection of wall and base storage units with complementary stone effect work surfaces, stainless steel sink and drainer, plumbing/space for appliances including cooker, washing machine, dishwasher, fridge, freezer and tumble dryer. Tiling around walls, vinyl flooring, ceiling spotlights, double glazed window to the rear and door leading out into the gardens.

### Bedroom One

4.58m x 4.37m (15' 0" x 14' 4") The master bedroom is a sizeable double with neutral decor, fitted carpet, door access to en suite and double glazed window to the rear overlooking the gardens.

### Master En Suite

3.43m x 1.55m (11' 3" x 5' 1") Three piece master en suite comprising of wash hand basin with vanity storage, wc and mains shower. Modern wet wall finish to walls, waterproof vinyl flooring, ceiling spotlights and heated towel rail.

### Bedroom Two

4.66m x 3.14m (15' 3" x 10' 4") The second double bedroom offers soft decor, fitted carpet and a front facing double glazed window.





### Bedroom Three

3.69m x 3.10m (12' 1" x 10' 2") Bedroom three is a good sized double with neutral decor, fitted carpet, shelved recess storage and rear facing double glazed window.

### Bedroom Four

3.58m x 2.50m (11' 9" x 8' 2") The fourth double bedroom is rear facing with a double glazed window, a selection of fitted bedroom furniture, neutral decor and fitted carpet.

### Bathroom

Three piece family bathroom suite comprising of wash hand basin with vanity storage, wc and bath with overbath mains shower. A selection of contemporary tiled and wet wall finishes to walls, vinyl flooring, ceiling spotlights and a double glazed opaque window to the rear.

### Attic Room

4.37m x 3.56m (14' 4" x 11' 8") Floored and lined attic room with vinyl flooring and Velux window to the front.

### Loftspace

12.50m x 4.19m (41' 0" x 13' 9") Sizeable floored attic space providing a wealth of storage space.

### External

Positioned upon a substantial wraparound plot, this bungalow offers private garden grounds to the front, side and rear. The front gardens are laid to lawn with a selection of mature shrubbery. Generous driveway to the side offering plentiful off street parking, leading to the large garage (5.65m x 5.21m) with up and over door access. The spacious well established rear garden offers excellent privacy with mature trees, hedging, a variety of shrubs and lawn. The space provides a natural, secluded feel whilst remaining well proportioned and full of potential for landscaping and outdoor living.

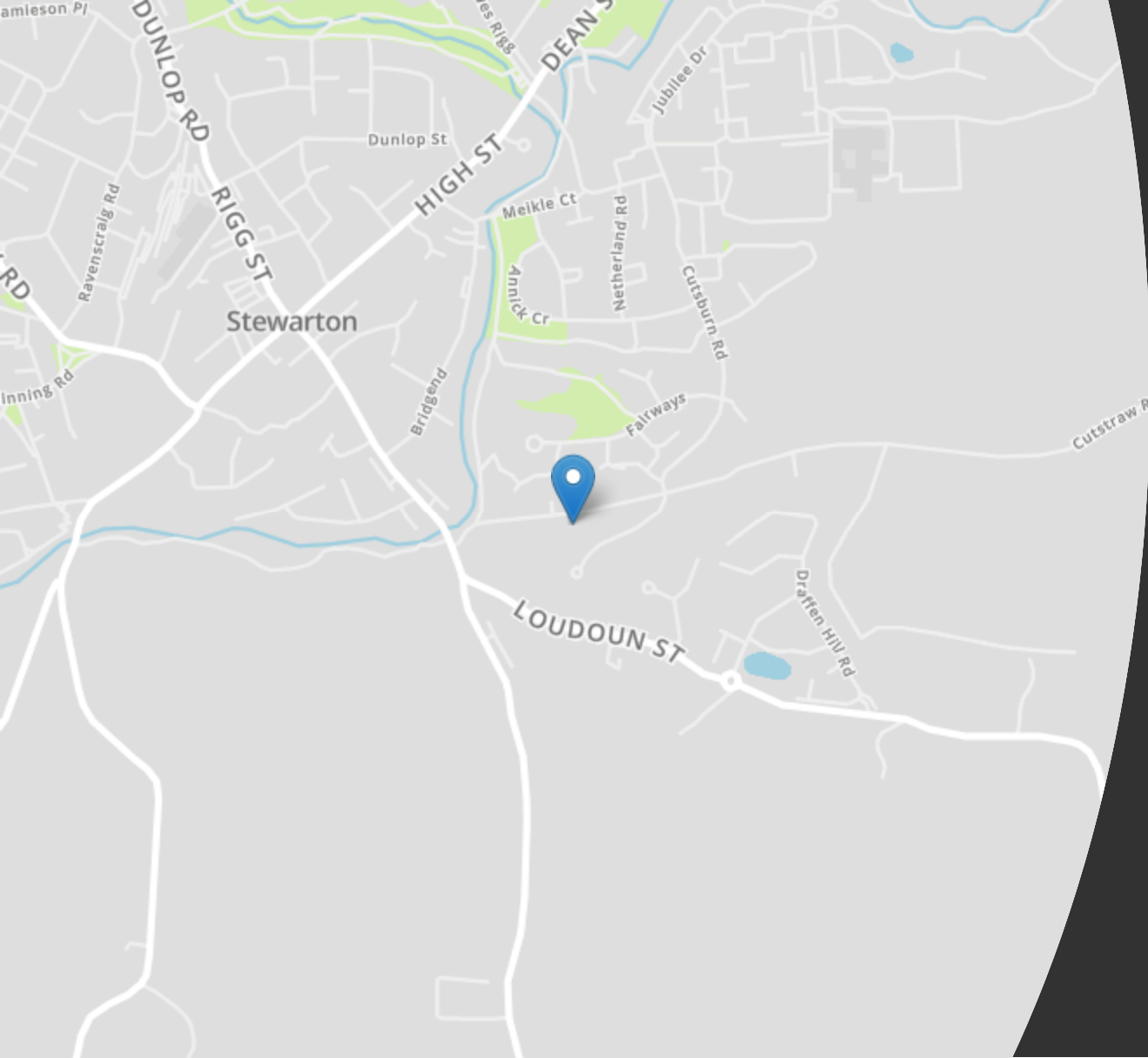
### Council Tax

Band F

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