



Gasworks Cottage  
Burnside Street  
P.O.A.

**GREIG**  
*Residential*





# Gasworks Cottage

Kilmarnock, KA1 4EU

Proudly presenting 'Gasworks Cottage', a unique and charming four apartment detached bungalow providing flexible all on the level accommodation with traditional features, allowing a wealth of potential, with extensive private garden grounds including a driveway externally. Boasting an immediate town centre location within Kilmarnock, this bungalow is well placed for access to all amenities and transport links including bus and train stations, and within walking distance to the popular Howard Park.





#### Porch

1.42m x 1.21m (4' 8" x 4' 0") With access via the outer UPVC door, the practical entrance porch is complete with neutral decor, tiled flooring and door to hallway.

#### Hallway

3.68m x 1.42m (12' 1" x 4' 8") Generous hallway providing neutral decor and door access to formal lounge, dining room, bedroom and shower room.

#### Formal Lounge

4.99m x 4.03m (16' 4" x 13' 3") The formal lounge is a generously proportioned main apartment comprising of soft decor with traditional ceiling cornice and central rose, feature stove within surround, fitted carpet, door access to kitchen and front facing window.

#### Kitchen

3.58m x 2.58m (11' 9" x 8' 6") Spacious kitchen with stainless steel sink and drainer, plumbing/space for cooker, washing machine and fridge/freezer. Tiled flooring, neutral decor, door and window to the rear.

#### Dining Room

4.52m x 3.78m (14' 10" x 12' 5") A flexible use apartment which could lend itself as a dining room/sitting room or bedroom offers neutral decor, feature tiled fireplace, door access to the second bedroom and window to the rear.

#### Bedroom One

4.48m x 4.21m (14' 8" x 13' 10") The master bedroom is of generous size with neutral decor, hardwood flooring and double doors to the rear.

#### Bedroom Two

4.04m x 3.79m (13' 3" x 12' 5") The second bedroom is a sizeable double with feature tiled fireplace, neutral decor, fitted carpet and window to the front. Plentiful space for freestanding furniture.

#### Shower Room

2.58m x 1.87m (8' 6" x 6' 2") Completing the accommodation is the three piece shower room suite comprising of wash hand basin with vanity storage, wc and walk in shower cubicle with mains overhead shower. Wet wall finish to walls, wet room flooring, ceiling spotlights and opaque window to the rear.

#### External

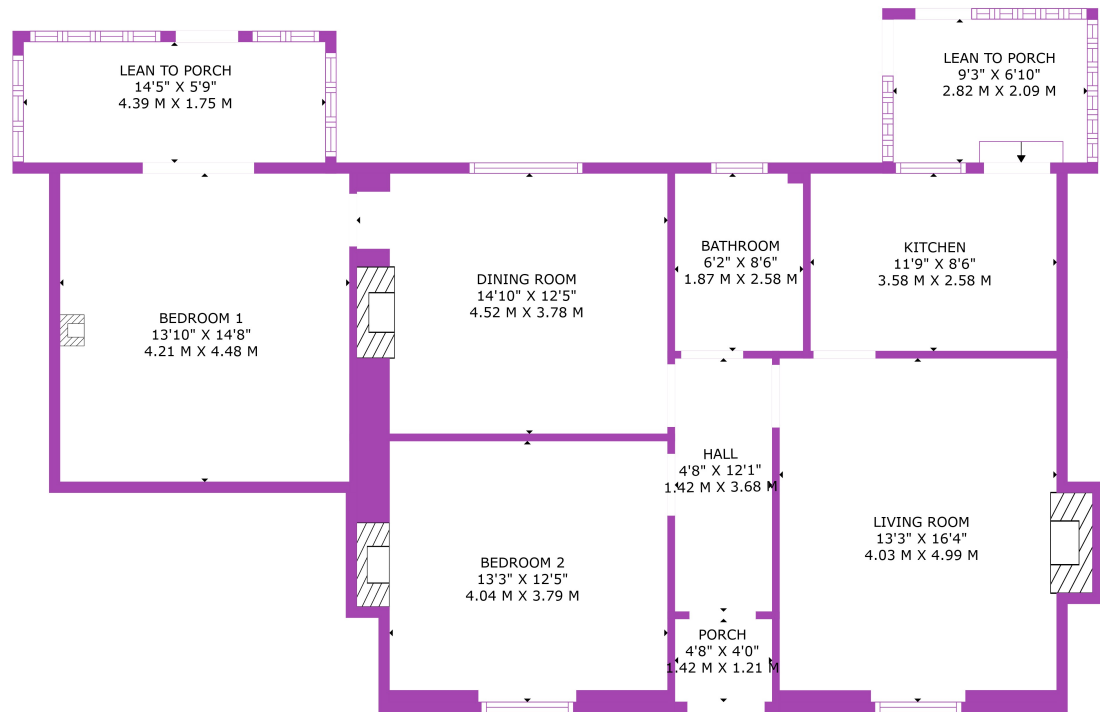
Extensive private garden grounds compliment this detached bungalow with plentiful private parking available.

#### Council Tax

Band D

#### Disclaimer

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