



DETACHED BUNGALOW
1 BLACKFAULDS GARDENS, FENWICK
FIXED PRICE £235,000

MACKINTOSH 
& WYLIE  LLP

SOLICITORS  NOTARIES  ESTATE AGENTS

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Substantial 5/6 apt DETACHED BUNGALOW occupying a large corner plot location. The property is set within the quiet village of Fenwick just minutes from the A77/M77. This all-on-the level home offers spacious accommodation comprising entrance porch, leading into the hallway which gives access to main apartments and has excellent cloakroom and storage facilities. The bright lounge/dining room has a large front-facing picture window and the family room is accessed from the lounge/dining room via a double set of wood and glazed doors. The family room can also be accessed from either the front lounge/dining room or from the kitchen/breakfast room. The kitchen is fitted with base and wall mounted storage units with tiled walls and worktops and a coloured sink. Good-sized breakfast/dining room with recessed storage cupboards is accessed from the kitchen and the hallway. There are three double bedrooms all with fitted wardrobes. The bathroom is fitted with a three piece coloured bathroom suite with electric shower over bath. In addition, there is a separate toilet with wc and wash-hand basin. The property further benefits from gas fired central heating, double glazing, cavity wall insulation and an intruder alarm system. The front and rear gardens are mainly laid to lawn. Timber garden shed is located in the rear garden. There is a large tarmac driveway leading to the garage with up and over metal door, light and power installed. Situated to the rear of the garage is a substantial workshop area with light and power installed.

Fenwick is well placed for motorway access, providing communication links to Glasgow, Ayr and other major Ayrshire towns. The village has a Post Office, two hotels and a few small shops which cater for everyday requirements with a more extensive variety available at the Shopping Centre in Newton Mearns or alternatively in nearby Kilmarnock where there is an excellent choice of shops and restaurants as well as retail outlets.



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| Entrance hall | approx. 12'3"x5'4" |
| Lounge/ | approx. 12'8"x12'3" |
| Dining Area | approx. 9'3"x8'1" |
| Family room | approx. 14'10"x12'1" |
| Kitchen | approx. 12'11"x7'4" |
| Breakfast/Dining room | approx. 11'5"x10'4" |
| Bedroom One | approx. 13'0"x8'11" |
| Bedroom Two | approx. 12'3"x9'7" |
| Bedroom Three | approx. 10'0"x8'8" |
| Bathroom | approx. 8'10"x5'9" |
| Cloakroom Toilet | approx. 4'4"x2'9" |
| Garage | approx. 16'4"x12'2" |
| Workshop area | approx. 12'1"x8'4" |

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this schedule of sales particulars which you find misleading or if you simply wish clarification on any point, please contact our office immediately and we will endeavour to assist you in any way possible.

Travel Directions

Travelling from Glasgow on the M77 take the Fenwick, Stewarton, Kilmaurs cut off. Turning left into the village of Fenwick. Proceed to mini-roundabout, turning left into Skernieland Road. Turn first left into Rysland Drive and then first left into Blackfaulds Gardens and No.1 sits on the right hand side.

Entry

By negotiation.

To View

Through Solicitors on 01563 525104 or Call Centre on 0141 572 4368.



Floor plans are indicative only - not to scale.



GSPC Reference: 193104