



For Sale:

3 Bedroom  
Semi Detached Villa

Offers in Excess of £230,000

49  
Mount Avenue  
Kilmarnock  
KA1 1UE

For more information contact:

01563 550088  
kilmarnock@donaldross.co.uk



[www.donaldross.co.uk](http://www.donaldross.co.uk)







# 49, Mount Avenue, Kilmarnock, KA1 1UE

Donald Ross Residential are delighted to offer to the market this beautifully presented three bedroom semi-detached villa in the highly sought after Gargieston area of Kilmarnock. Benefitting from two public rooms and three generously proportioned bedrooms along with detached garage with a converted family room / home office space and sizeable south-west facing rear garden, this property is presented to the market in walk in condition and just a short walk from the sought after Gargieston Primary School.

- Welcoming Porch & Entrance Hall
- Spacious Lounge & Family Room
- Large Modern Dining Kitchen
- Three Bedrooms
- Family Bathroom with Walk-In Shower
- Detached Garage with Family Room / Office to Rear
- Large Multi-Car Driveway
- Extensive South-West Facing Rear Garden
- Sought After Residential Area
- Catchment Area for Gargieston Primary School

**Council Tax**  
Band E

**Energy Efficiency Rating**  
Band D

**Viewing**  
Is by appointment only which can be  
arranged by contacting us on:

Tel: 01563 550088  
Email: [kilmarnock@donaldross.co.uk](mailto:kilmarnock@donaldross.co.uk)

Mon to Fri: 9am – 5:30pm  
Sat: 10am – 2pm  
Sun: 10am – 2pm

Offers in Excess of £230,000





























































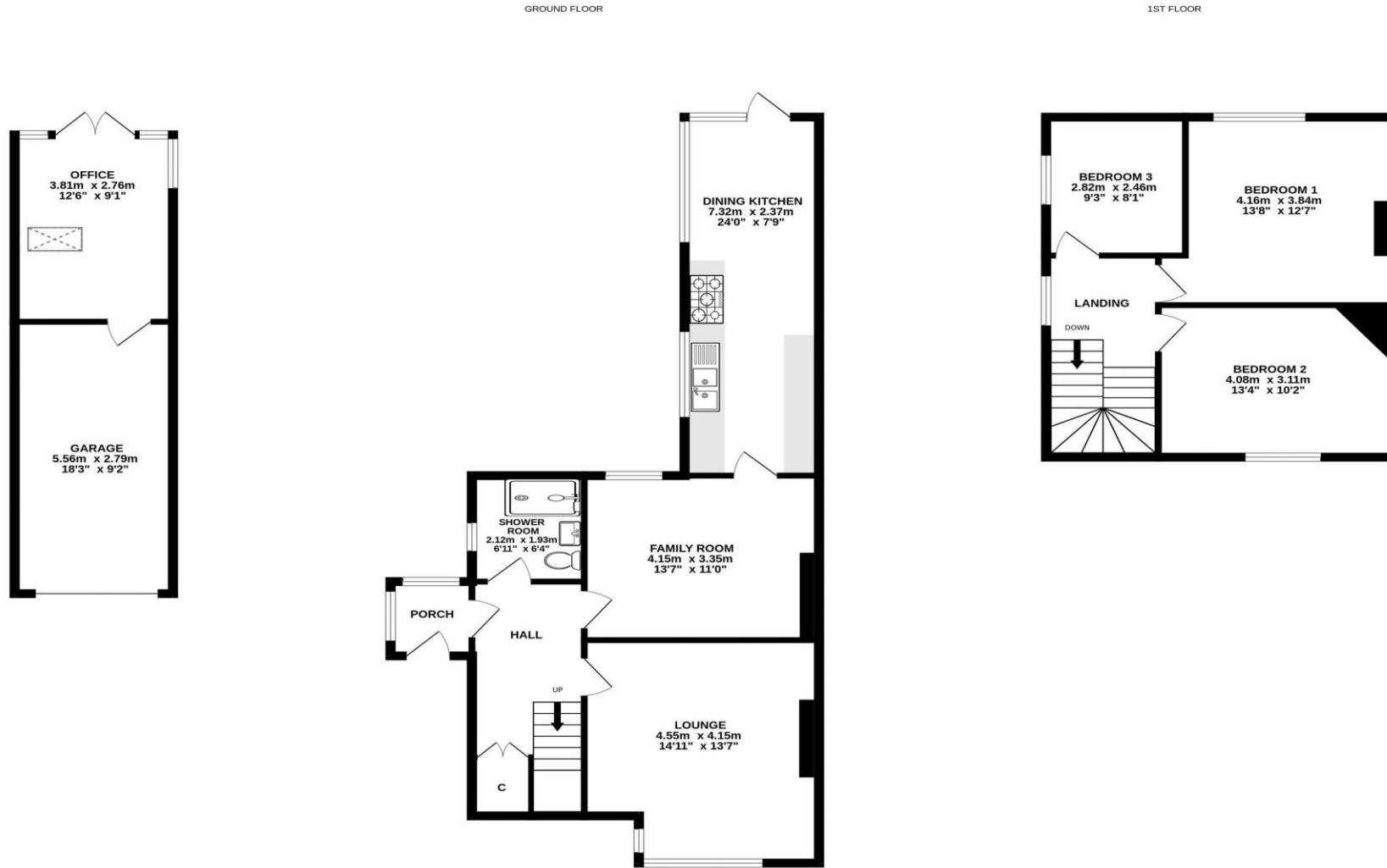








# Gross Internal Floor Size 110 m<sup>2</sup>



ALL SIZES TAKEN AT WIDEST POINTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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