



For Sale:

3 Bedroom
Detached Villa

Offers in Excess of £265,000

11
Beech Avenue
Kilmarnock
KA1 2EN

For more information contact:

01563 550088
kilmarnock@donaldross.co.uk

www.donaldross.co.uk





11, Beech Avenue, Kilmarnock, KA1 2EN

Donald Ross Residential are delighted to present to the market this exceptional three bedroom detached villa, set within an extensive private corner plot within the esteemed Grange estate of Kilmarnock and offering generously proportioned accommodation throughout comprising of two bedrooms and family bathroom on the ground floor along with spacious lounge, kitchen and dining room with a further large bedroom, bathroom and box room on the first floor. Access for this property is located within a quiet cul-de-sac setting and offers a spacious driveway with detached garage and is perfectly located for ease of access to local amenities and transport links.

- Preferred Raised Corner Plot
- Welcoming Entrance Hall
- Spacious Lounge
- Kitchen & Separate Dining Room
- Three Double Bedrooms + Box Room
- Two Family Bathrooms
- Large Driveway with Detached Garage
- Extensive Private Gardens
- Generously Proportioned Accommodation
- Sought After Residential Area

Council Tax
Band F

Energy Efficiency Rating
Band E

Viewing

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

Tel: 01563 550088

Email: kilmarnock@donaldross.co.uk

Mon to Fri: 9am – 5:30pm

Sat: 10am – 2pm

Sun: 10am – 2pm

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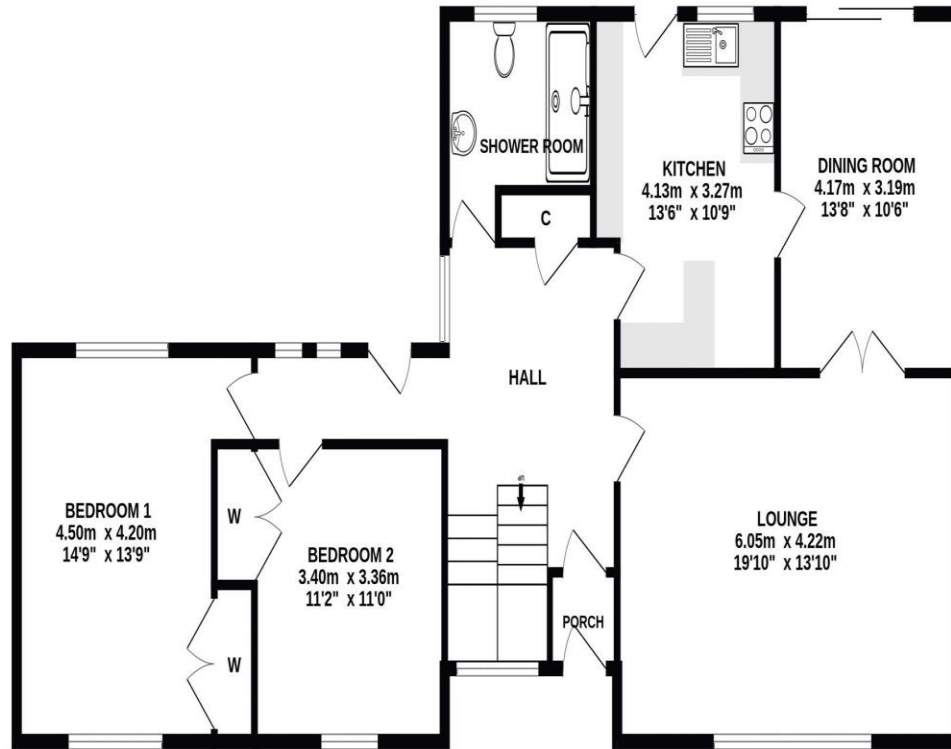




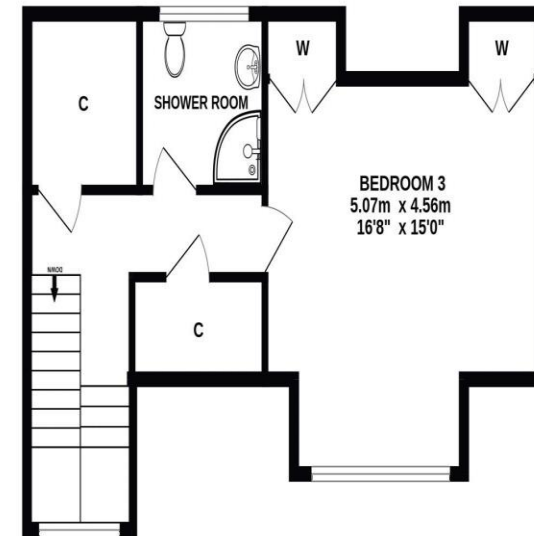


Gross Internal Floor Size 149 m²

GROUND FLOOR



1ST FLOOR



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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