



 **2**
Bedrooms

 **1**
Bathroom



- First floor flat
- Two double bedrooms
- Spacious lounge
- Large kitchen
- Sought-after location
- Walking distance to local amenities
- Private garden

Property Matters Online are delighted to present 6 Wilson Avenue, Kilmarnock to the market. This charming first-floor quarter villa enjoys a highly sought-after location, just a short walk from a range of local amenities.

The accommodation comprises a bright and spacious lounge, a generously sized kitchen, two double bedrooms, and a family bathroom. While some modernisation would enhance the property further, it already offers excellent potential and impressive room proportions throughout.

Externally, the home benefits from a private rear garden and a driveway to the front, providing convenient off-street parking.

With its desirable setting, generous layout, and scope to add value, 6 Wilson Avenue presents an ideal opportunity for first-time buyers, investors, or those looking to create their perfect home.

VIEWINGS: By appointment only.

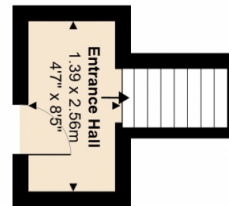
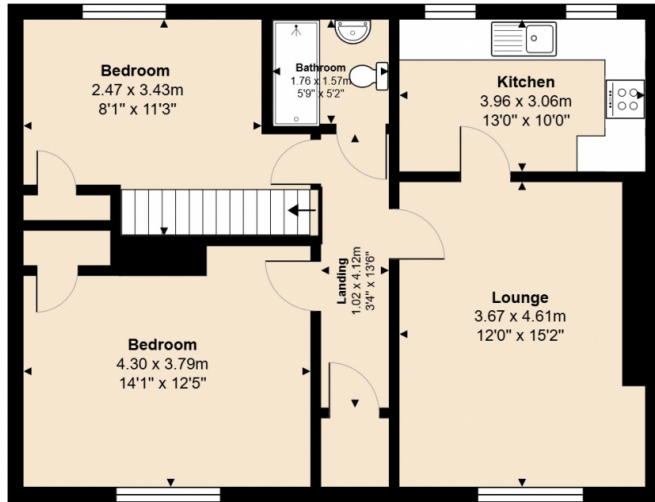
NB***This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No warranty is given on moveable items.**

PARTICULARS: Property Matters Ayrshire Ltd for themselves and for the sellers of this

property whose agents they are, give notice that the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and that no person in the employment of Property Matters Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Intending purchasers must satisfy themselves, by inspection or otherwise, on all matters.

OFFERS: Offers must be submitted in Scottish legal form to the sole selling agents. Formal note of interest should be registered prior to offering. A closing date will only be notified to parties who have registered interest through their solicitors. The seller reserves the right to accept any offer at any time.

6 Wilson Avenue



Total Area: 70.7 m² ... 761 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Wilson Avenue, Kilmarnock, KA3

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

