



**Estate Agency, Letting Agency & Property Maintenance**

LARN Number 1906034

T: 01563 531122 E: [kilmarnock@glowhomeslettingandsales.com](mailto:kilmarnock@glowhomeslettingandsales.com)

37 John Finnie Street, Kilmarnock, KA1 1BL

47-49 Vernon Street, Saltcoats, KA21 5HE



[WWW.GLOWHOMESLETTINGANDSALES.COM](http://WWW.GLOWHOMESLETTINGANDSALES.COM)

## Offers Over £108,000 Methven Avenue, Kilmarnock, KA1



- Semi detached villa
- Driveway and garage
- Lounge with fireplace
- Generously sized throughout
- Presented in great condition
- Council Tax Band A
- Two double bedrooms
- Large plot with extensive grounds

11 Methven Avenue in Kilmarnock is offered to the market for sale by Glow Homes Ayrshire and is presented in great condition throughout.

This two-story property, exudes a cosy and comfortable ambiance that's perfect for a small family or a professional couple. On the ground floor, you can find two remarkably sizable rooms, a kitchen equipped with modern amenities, and a warm,

inviting living room complete with a fireplace- all designed to maximize space and utility. As you ascend to the first floor, you would be welcomed by a two comfortably fitted bedrooms and a bathroom that is outfitted with a fresh and modern shower. Featuring a layout that perfectly blends comfort and functionality, this property offers a great platform for personalizing to your exact style and needs.

The villa sits on a large plot so offers extensive gardens to the front, side and rear which have all been beautifully landscaped. With a choice of two Indian Sandstone patios at the rear, you can be sure to catch the sun all through the day with plenty of space for outdoor furniture. This property further benefits from having a driveway with double gated entry which leads to a detached garage.

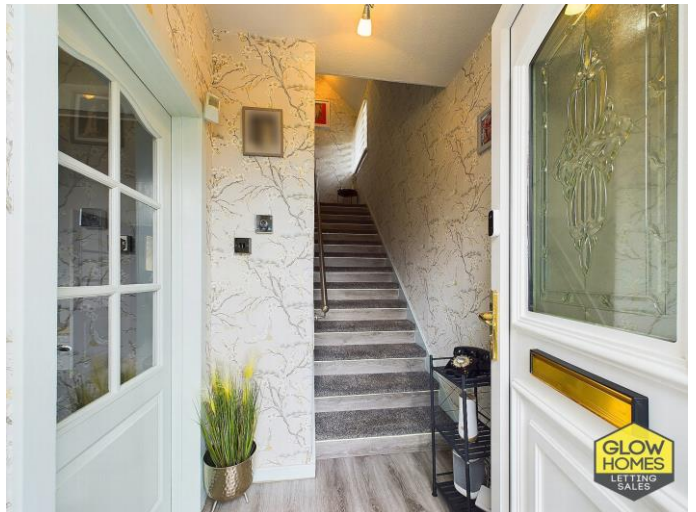
Gas Central Heating and Double Glazing

Council Tax Band A

Home Report available on request

**Methven Avenue, Kilmarnock, KA1**

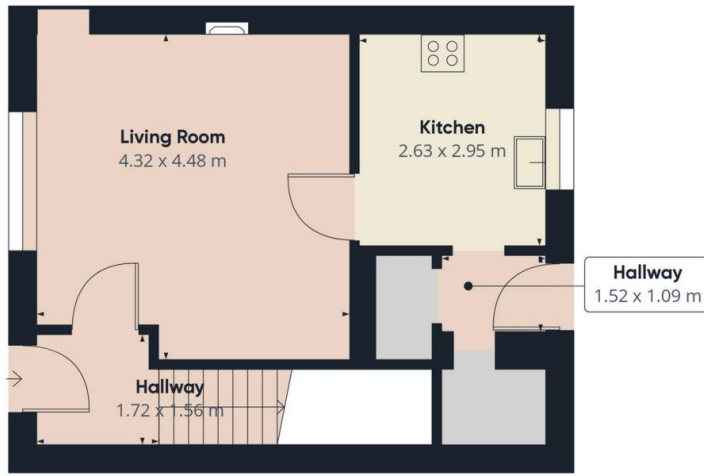
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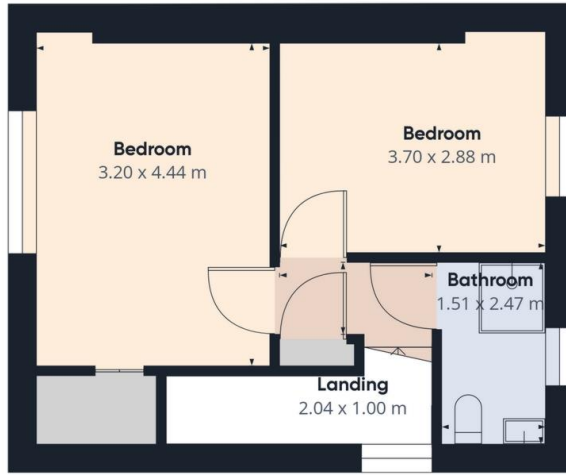






Floor 0

Approximate total area<sup>(1)</sup>  
71.86 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS GLOW HOMES AYRSHIRE

37 John Finnie St, Kilmarnock, KA1 1BL T: 01563 531122 E: kilmarnock@glowhomeslettingandsales.com W: <http://www.glowhomeslettingandsales.com/>

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.