



Ardbeg Avenue, Kilmarnock KA3 2AP

welcome to

Ardbeg Avenue, Kilmarnock

Quietly located, this main door flat is in excellent order and will appeal to many sectors of the market The home has well tended gardens to both front and rear. Reception hallway, lounge, fitted kitchen, tow double bedrooms, tiled bathroom, gas central heating, double glazing.





Reception Hallway

18' 2" x 9' 3" narrowing to (5.54m x 2.82m narrowing to)

Lounge

16' 7" into window x 12' 4" (5.05m into window x 3.76m)

Kitchen

12' 9" into window x 10' 2" (3.89m into window x 3.10m)

Bedroom One

12' plus window x 9' 8" (3.66m plus window x 2.95m)

Bedroom Two

11' 8" plus window x 10' 9" (3.56m plus window x 3.28m)

Bathroom

6' 8" into window x 6' 4" (2.03m into window x 1.93m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Ardbeg Avenue, Kilmarnock

- Main door flat
- Quiet Location
- Excellent order
- Two double bedrooms
- Modern Kitchen

Tenure: Freehold EPC Rating: C

fixed price

£55,000

This substantial and very well presented main door flat will appeal to many sectors of the market. Quietly located toward the head of a cul-de-sac but close to amenities, the home offers spacious accommodation that benefits from gas central heating and double glazing. The property has mature, well-tended gardens to both front and rear with a fine array of shrubs, bushes and flowers. Kilmarnock town centre has a range of shops, cafes, bars and restaurants while the train station has regular commuter routes to Glasgow and beyond. The town's bus station has regular services to nearby villages and towns as well as Glasgow. There is almost immediate access to the M77 from the nearby Western Road. This links the town northbound to Glasgow and southbound to Ayr. The home is in walk-in condition and comprises: Reception hallway, lounge, fitted kitchen (four ring gas hob, oven and hood) which has a door leading to enclosed rear garden, two double sized bedrooms and tiled modern bathroom (walk-in shower).



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/KMK107639



Property Ref:
KMK107639 - 0006

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