



24 Peace Avenue, KILMARNOCK KA1 2RN
Offers Over £170,000





FABULOUS opportunity to purchase this VERY RARELY AVAILABLE SEMI DETACHED BUNGALOW situated within a particularly popular residential area of similar properties found a short distance from Kilmarnock town centre and just off Irvine Road. The location and setting provides access to a fabulous range of amenities including supermarkets, bars, restaurants and town centre shopping. For the commuter there are excellent road links providing easy access to Glasgow, Ayr and Irvine, there is also a good rail service from Kilmarnock railway station.

This deceptively very spacious property enjoying a cul de sac style setting occupies a large plot and offers accommodation on the level of spacious lounge accessed from a bright well-proportioned porch with sliding mirrored doors accessing good storage. The large lounge gives access to the dining room as well as the rear inner hallway, from here there two spacious double bedroom, a modern shower room and good storage. Both bedrooms have wardrobes with mirrored sliding doors. The kitchen is access to the side of the dining room which has patio doors to the side of the property, the kitchen also with access to the side of the property has a range of floor standing and wall mounted units.

The property benefits from electric heating and double glazing throughout. Externally there is a good amount of off street parking located to the front and side of the property and spacious fully enclosed gardens to the rear, the driveway leads to the rear, through timber gates, where a single garage is located.

The agents would strongly recommend early internal viewing of this attractively priced property, bungalows of this type and sized rarely come to the market.

DIMENSIONS

Lounge	16'7" x 14'3"
Kitchen	13'4" x 8'11"
Dining Room	10'6" x 8'6"
Bedroom 1	12'9" x 10'6"
Bedroom 2	11'8" x 9'6"
Shower room	9'5" x 6'2"

COUNCIL TAX

Band D

ENERGY RATING

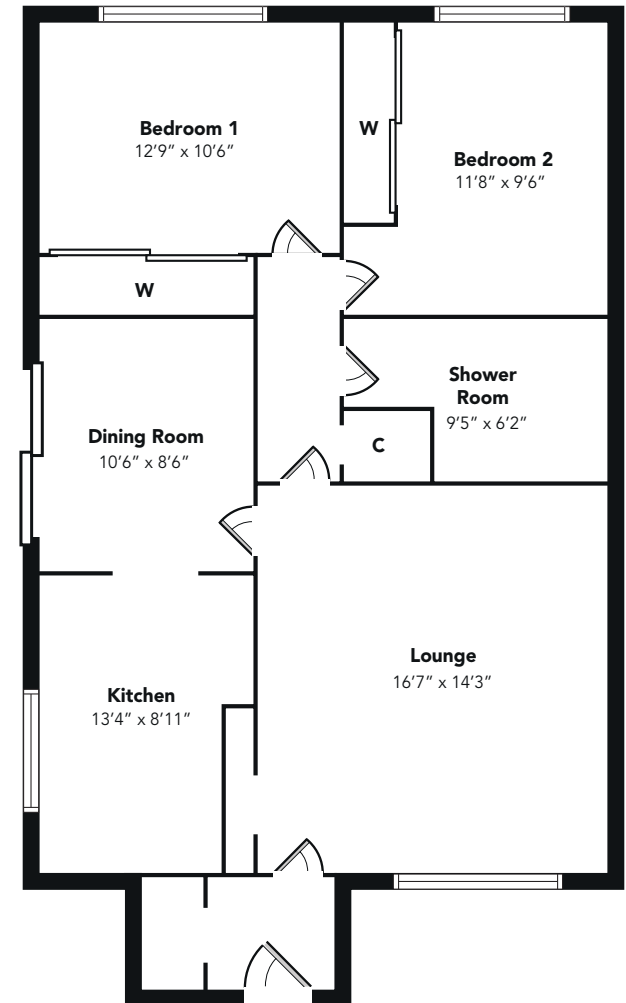
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FEATURES

- Excellent sought after location
- Seldom available
- Two public rooms
- Two double bedrooms
- Spacious lounge
- Superb setting

INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.



Floorplans are indicative only - not to scale

Produced by Plushplans



TRAVEL DIRECTIONS

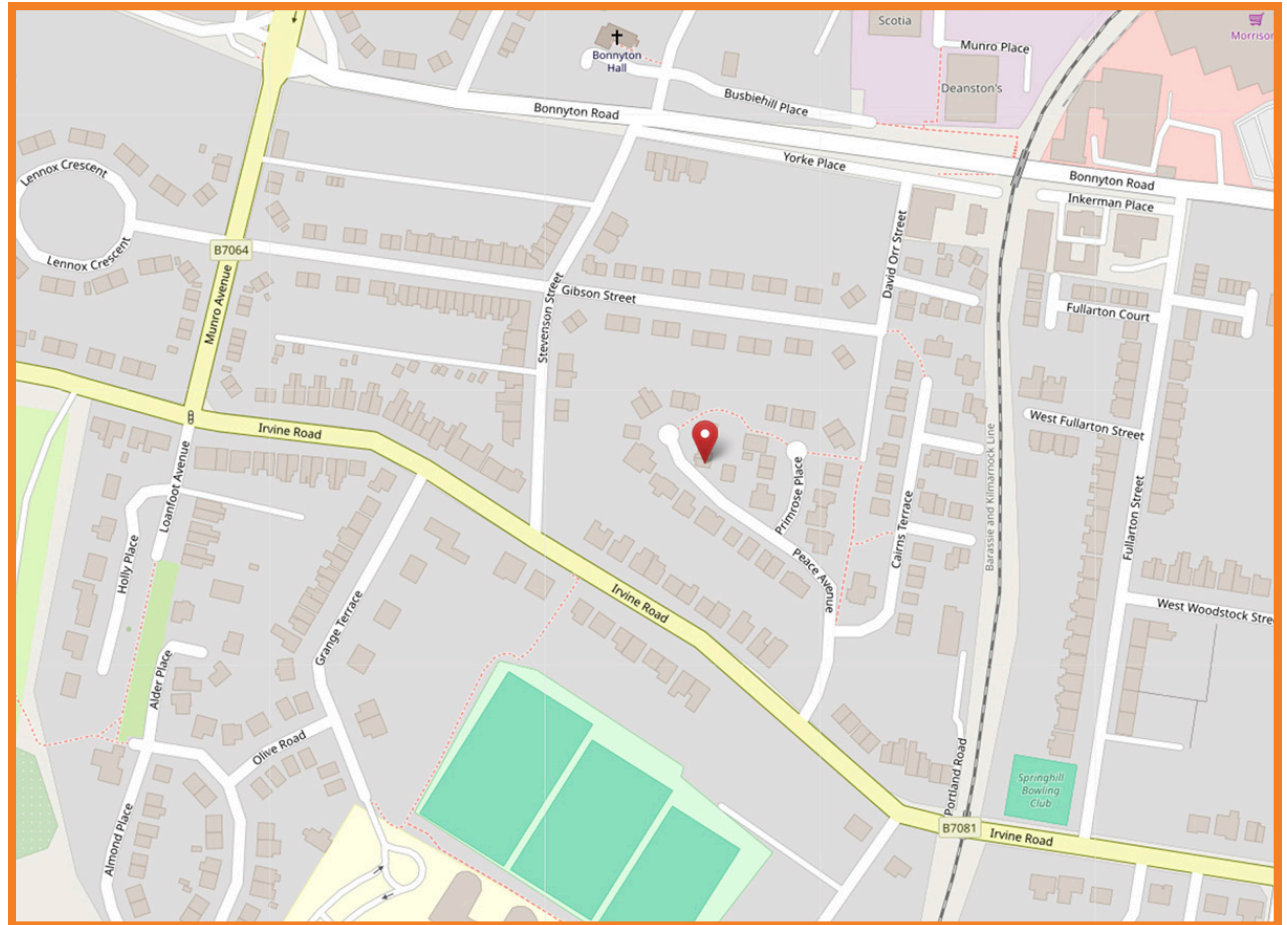
Travelling from Kilmarnock town centre on Irvine Road, pass through traffic light junction at South Hamilton Street and continue under the railway bridge, through traffic light junction taking the first right in to Peace Avenue, the property is located at the end.

VIEWING

Strictly by appointment through Barnetts on 01563 522137.

ENTRY DATE

By arrangement



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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