



Flat G1, 1 Burns Avenue, Kilmarnock KA3 1SE
Offers Over £60,000

Super opportunity to purchase this UNIQUE GROUND FLOOR FLAT enjoying an excellent location within this much sought after quiet residential area of Kilmarnock. The property is located off Glasgow Road close to Dean Castle Country Park and conveniently placed to benefit from the many amenities found locally including a selection of shops and a Tesco Supermarket. Kilmarnock offers many retail outlets and a wide selection of bars, restaurants and cafes. Public transport facilities include regular bus services nearby including express services to Glasgow from Beansburn. There is a frequent rail service from Kilmarnock Railway Station just a short distance from the property. There are in addition good road links providing easy access to the A77/M77 Motorway allowing fast commuting to Ayr, Prestwick and Glasgow City Centre.

This spacious flat has traditionally proportioned accommodation of impressive bay windowed lounge on the corner of Glasgow Road and Burns Avenue, a large double bedroom also to the front overlooking Glasgow Road and benefitting from super storage to the rear. The galley kitchen with windows to the front has a range of floor standing and wall mounted units, there is a shower room accessed from the reception hallway.

The property benefits from excellent storage, double glazing, gas fired central heating and large private gardens to the front, side and rear.

The agents have no hesitation in recommending early viewing of this fabulous starter home.

DIMENSIONS

Lounge	14'10" x 14'10"
Kitchen	6'0" x 10'0"
Shower room	11'0" x 3'9"
Bedroom 1	15'4" x 11'6"

COUNCIL TAX

Band B

ENERGY RATING

D

FEATURES

Popular sought after location
Traditional red sandstone flat
Large double bedroom
Close to all amenities
Gas central heating
Double glazing
Viewing recommended

INCLUSIONS

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

TRAVEL DIRECTIONS

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Travelling towards Kilmarnock Town Centre on Glasgow Road from the roundabout at Western Road take the fourth turning on the left into Burns Avenue, the property sits on the right hand side.

VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

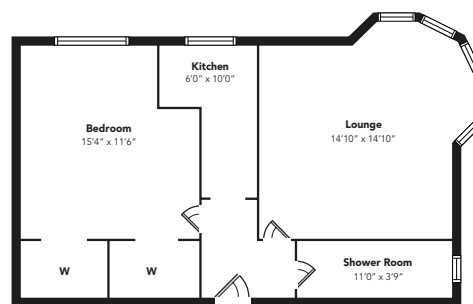
ENTRY DATE

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.



Floorplans are indicative only - not to scale
Produced by [Plushplans](#)



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