



PROPERTY
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Nursery Avenue
Kilmarnock
KA1 3DP

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Offers Over £81,000

A modern spacious two bedroom ground floor flat which is situated in an established location with private parking to the rear.

The property is situated in a well-maintained block which has a low maintenance render exterior beneath a pitched concrete tile roof. The building has entered from the front and the rear with security control doors which open to well maintained communal close.

At the rear of the building there are private resident and visitor parking spaces and neat low height hedging and shrubs which this particular ground floor flat has the added benefit of a nice outlook onto from the lounge window.

Internally the property provides spacious apartments which are in good order and extend to just under 800 sq ft which makes this a really good size for a modern apartment.

The internal accommodation comprises large entrance hallway which has access to all rooms and has two really useful storage cupboards.



Home Report Valuation
£83,000

www.packdetails.com

Council Tax Band D

EPC Rating C



The main lounge/ living area is a great size and has a feature wall at one side, space for table if required and large picture windows overlooking the well maintained grounds.



The kitchen is well finished with modern style floor and wall storage units in a neutral off-white finish with complementary chrome handles, contrasting worktop surface area in an L shaped arrangement and a window onto the garden grounds. The integrated appliances include a four burner gas hob, extractor hood and oven with a stainless steel sink and drainer. There is space at the far side for a free standing fridge and freezer with plumbing for washing machine under the sink. Further space for breakfast or dining table as required.

The apartment further benefits from two good size bedrooms both of which have built in wardrobes featuring sliding mirrored doors. The master bedroom has an en suite shower room consisting of corner shower quadrant wash hand basin and a WC.

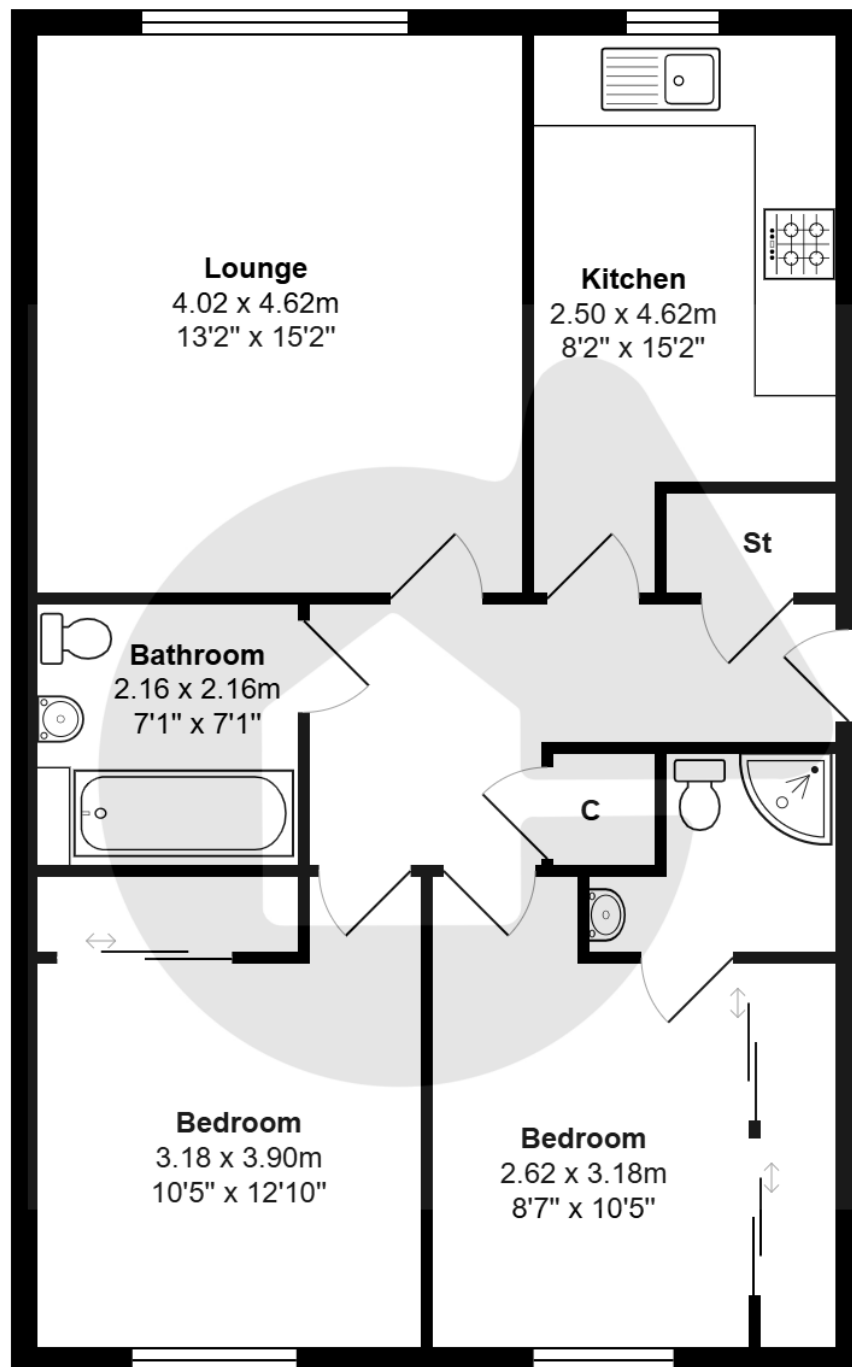


There is also a main bathroom with a well maintained white suite of panelled bath wash hand basin and WC.

The property is heated with gas fired central heating through a Vokera combination boiler in the kitchen and also benefits from timber framed double glazed windows.

Vendor Comments

This has been an easily maintained property and is in a popular location. Bought originally as a buy to let and has been occupied throughout so worked out well over the years.



Total Area: 72.0 m² ... 775 ft²

All measurements are approximate and for display purposes only

Location

Kilmarnock town centre boasts a variety of recognised 'high street' shops and supermarkets close by. Transport links include the M77 which offers a direct route into Glasgow and links to Scotland's major motorway systems. Kilmarnock also has both rail and bus stations for commuting and travel.





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