



**33 Largs Avenue, Kilmarnock, KA3 7UP**  
**Offers Over £165,000**





Super opportunity to purchase this rarely available DETACHED FAMILY HOME within this much sought after quiet residential area of Kilmarnock. There is a selection of shops within close proximity catering for all day to day requirements. A broader choice of supermarkets, retails outlets, bars, restaurants, and cafes can be found in Kilmarnock Town Centre, along with gyms, golf courses, and additional leisure facilities. Frequent bus services to Kilmarnock Town Centre and Glasgow are available just a short walk from the property, while regular rail services operate from Kilmarnock Railway Station. The A77/M77 motorway network is easily accessible, providing fast and efficient travel to Glasgow and the Ayrshire coast. Recreational pursuits locally are also excellent and include the Dean Castle Country Park found adjacent to the property. Schooling is available locally at both primary and secondary levels.

This bright and well proportioned family home provides accommodation over two levels of entrance hall with direct access to the lounge, stairs and upper landing, lounge with large front facing window leading to the dining kitchen to the rear. This bright modern dining sized kitchen with an extensive range of units finished in white allows access to the fully enclosed rear gardens. There is also access to a deep under stair cupboard providing excellent storage.

On the upper floor there are three good sized bedrooms and a family bathroom with a three piece suite.

The property benefits from double glazing, central heating, a spacious single garage located to the rear with a driveway providing off street parking, private gardens to front and fully enclosed to the rear.

This an excellent priced family home and have no hesitation in recommending early viewing.

#### DIMENSIONS

Lounge	14'5" x 11'4"
Dining Kitchen	14'7" x 9'4"
Bedroom 1	13'0" x 8'3"
Bedroom 2	10'8" x 8'0"
Bedroom 3	8'5" x 6'5"
Bath room	6'2" x 5'6"

#### COUNCIL TAX

Band D

#### ENERGY RATING

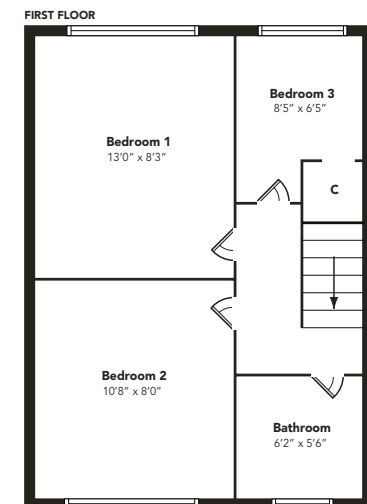
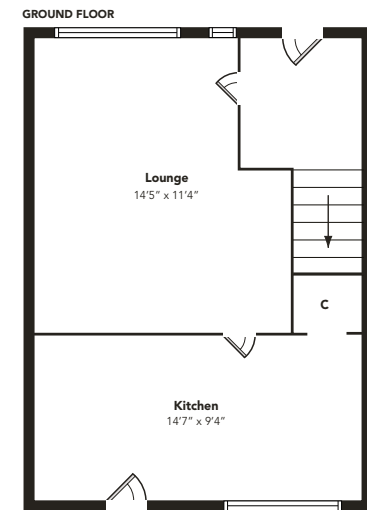
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#### INCLUSIONS

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

#### FEATURES

Popular sought-after location  
 Adjacent to Dean Park  
 Close to all amenities  
 Schooling nearby  
 Three bedrooms  
 Gas central heating  
 Double glazing  
 Garage with off street parking  
 Viewing recommended



Floorplans are indicative only - not to scale  
 Produced by Plushplans



### TRAVEL DIRECTIONS

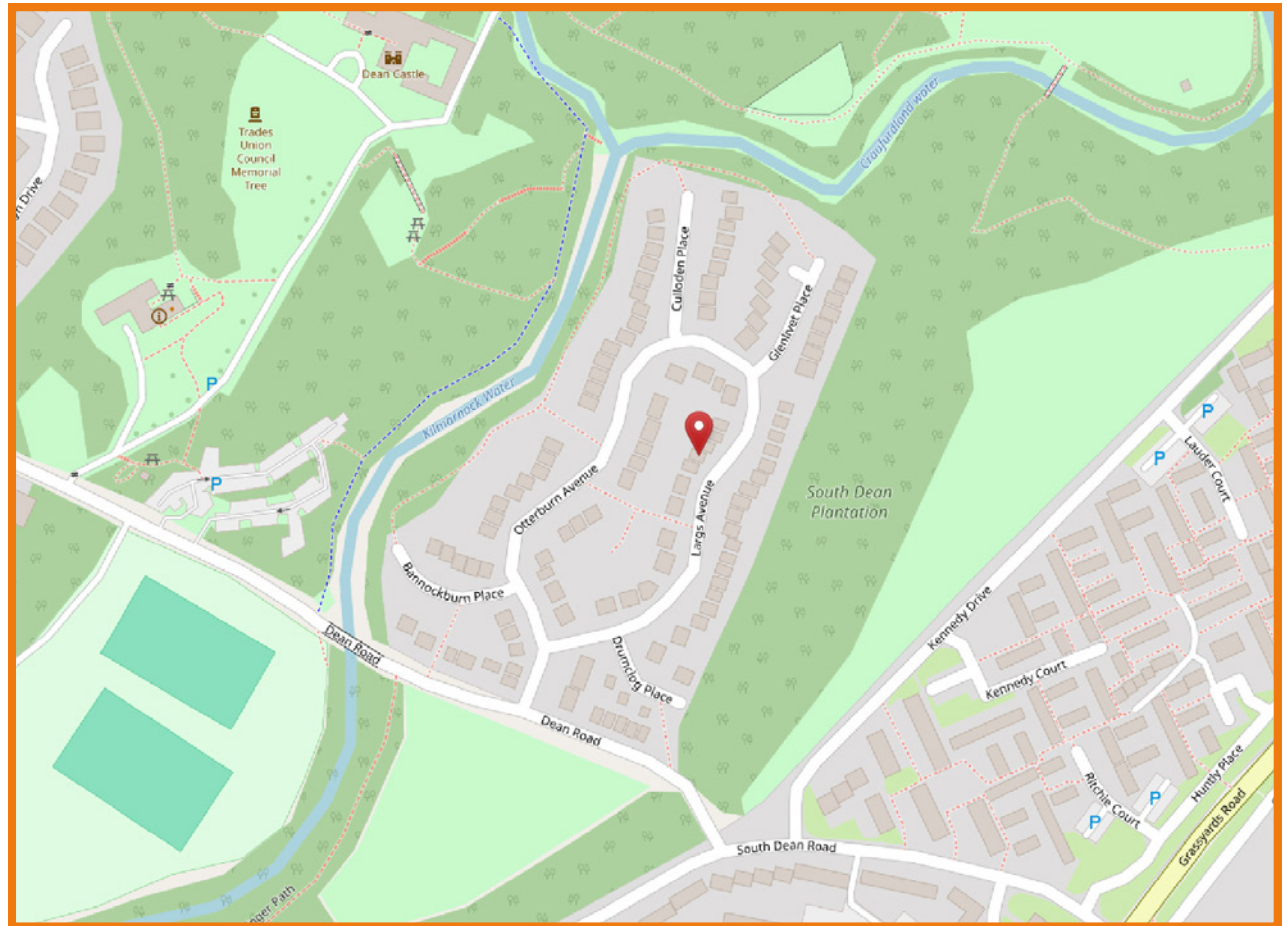
Travelling towards Kilmarnock Town Centre on Glasgow Road from the roundabout at Western Road turn left into Dean Road, pass entrance to Dean Castle, cross Kilmarnock Water left into Otterburn Avenue, right into Largs Avenue. The property sits on the left hand side.

### 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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