



13 Carmel Avenue, Kilmarnock KA1 2NY
Offers Over £72,500

Excellent opportunity to purchase this well presented upper cottage flat enjoying a quiet setting and found within the highly regarded and much sought after Bonnyton area of Kilmarnock.

This well maintained property offers bright spacious accommodation comprising lower hall accessed to the side, reception hall, spacious lounge with windows to the front, to the rear of the lounge is access to the larger double bedroom overlooking the private gardens. The second bedroom to the rear is also accessed from the reception hall. The kitchen has an extensive range of both floor standing and wall mounted units overlooking the front gardens. There is a shower room also accessed from the hallway.

The property benefits from gas central heating, double glazing, large private gardens to both the side and rear.

The property is found within one of Kilmarnock's sought after quiet residential areas and within walking distance of the town centre. As such, this property is well placed to benefit from the excellent amenities which Kilmarnock offers, including many retail outlets and a wide selection of bars, supermarkets, restaurants and cafes. Public transport facilities within the area include regular bus services on nearby Irvine Road with frequent rail travel available from nearby Kilmarnock Railway Station. For the motorist there are road links close by providing easy access to the nearby A77/M77 motorway. Schooling is also available locally both at primary and secondary levels.



DIMENSIONS

Lounge	14'7" x 12'6"
Kitchen	10'8" x 8'3"
Bedroom 1	13'0" x 12'1"
Bedroom 2	12'10" x 8'6"
Shower room	5'11" x 4'7"

INCLUSIONS

Fitted floor coverings, light fittings, kitchen and bathroom fixtures and fittings.

TRAVEL DIRECTIONS

Travelling from Kilmarnock town centre on Bonnyton Road, continue passing under the bridge and to traffic light junction, continue on Bonnyton Road, turn right into Annanhill Avenue, right into Carmel Avenue, the property sits on the left.

COUNCIL TAX

Band A

ENERGY RATING

C

FEATURES

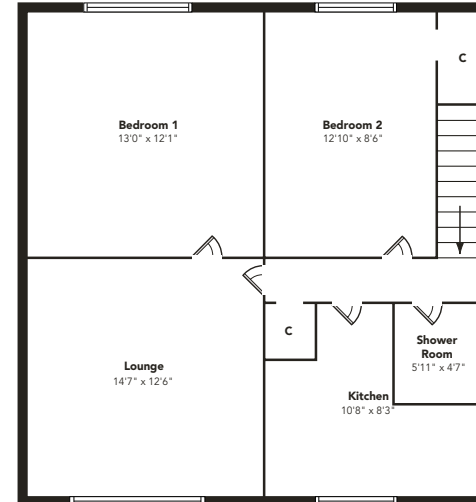
Popular location
Well presented throughout
Two bedrooms
Excellent private garden
Viewing recommended

VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

ENTRY DATE

By arrangement



Floorplans are indicative only - not to scale
Produced by Plushplans



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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