



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

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

Accessed from the side of the property this well maintained property offers bright spacious accommodation comprising 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. There is a second bedroom also to the rear accessed from the reception hall. The L shaped kitchen which has an extensive range of both floor standing and wall mounted units overlooks the front garden area. 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 front 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	15'1" x 12'6"
Kitchen	11'11" x 11'3"
Bedroom 1	13'1" x 12'0"
Bedroom 2	13'1" x 8'6"
Shower Room	6'0" x 4'8"

COUNCIL TAX

Band A

ENERGY RATING

C

FEATURES

Popular location
Well presented throughout
Two bedrooms

Private gardens to the front and rear
Viewing highly recommended

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.

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.



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