



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**84A Mure Avenue**

KILMARNOCK, EAST AYRSHIRE, KA3 1TT



# THE LOCATION

*Kilmarnock*

This well presented end-terraced house is positioned in a popular pocket of Kilmarnock.

Kilmarnock itself has a wide selection of shops, including many high street names, as well as a large retail park and a number of Supermarkets. Public transport facilities within the area include regular bus services with frequent rail travel from Kilmarnock Railway Station. For the motorist, there are good road links providing easy access to the A77/M77 motorway. Glasgow can be reached in approximately thirty minutes by car and Glasgow Prestwick International Airport within twenty minutes.

Primary and secondary schooling can be found close by as well as a host of hotels, restaurants, coffee shops, bars, sports centre, rugby fields, golf, cinema and, of course, Kilmarnock FC. Ayrshire is famous for golf with championship courses at Royal Troon, Prestwick and Turnberry. Kilmarnock is home to Caprington, Annanhill and the new private course at Rowallan Castle, a mere seven-minute drive away.





# THE

# PROPERTY

84A. Mure Avenue

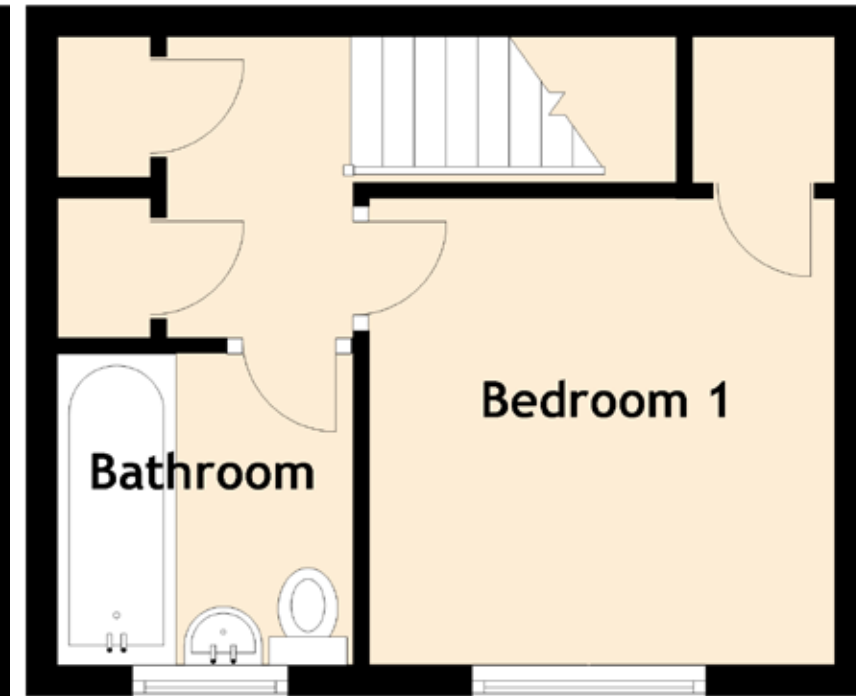
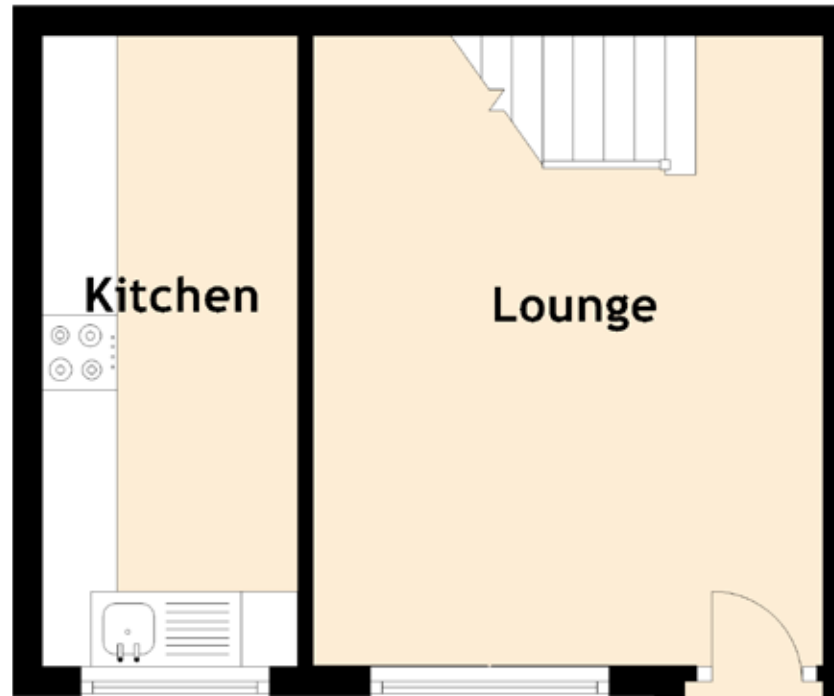
We are delighted to introduce to the market this spacious but 'cosy' one bedroom house presented to the market in good decorative order and would be a super acquisition for either a first-time buyer or someone looking to downsize. The property has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary theme. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality. On entering this property, a welcoming hallway leads to all apartments on this level.

An immediately impressive lounge with window to the front aspect, flooding the room with natural light. The fitted kitchen includes a good range of floor and wall mounted units with a striking worktop. There is ample space within this zone for a cooker, washing machine, fridge and freezer. The first floor offers a good sized double bedroom which is further enhanced by built-in wardrobes, creating excellent storage space. There is space for additional free standing furniture if required. A stunning three piece bathroom suite with overhead shower completes the impressive accommodation internally.

Externally, to the front of the property, there is a fully enclosed garden with off road parking also available. Double glazing and gas central heating has been provided to create a warm, yet cost-effective way of living all year round.







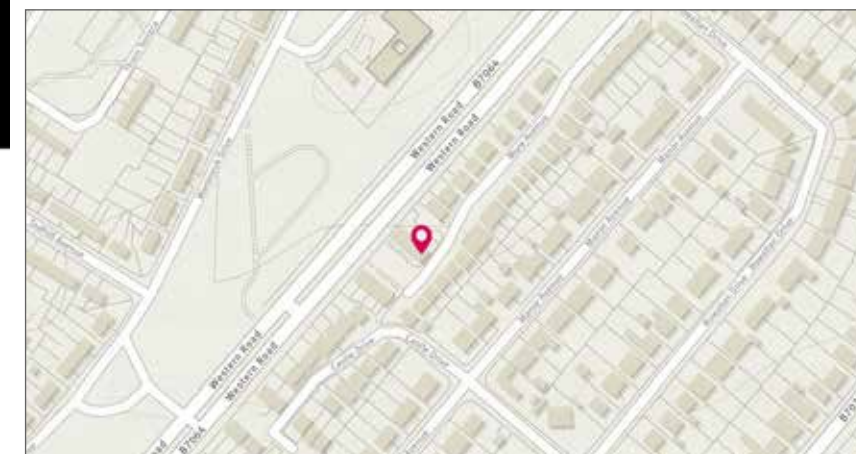
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.40m (11'2")
Kitchen	4.20m (13'9") x 1.70m (5'7")
Bedroom 1	3.00m (9'10") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): Carpets, floor coverings, light fixtures, fittings, curtains and blinds.





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Text and description  
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