




McEwan Fraser Legal

Solicitors & Estate Agents

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45I (45/9) Ardbeg Avenue

KILMARNOCK, KA3 2AW

Perfect for the amenities of the town and a short drive to the A77, making it an ideal location for commuting. The A77/M77 has undergone a major refurbishment programme that provides an easy commute to Ayr and Glasgow in the north.

Glasgow is now less than thirty minutes away by car. In addition, ten miles away, there is Glasgow Prestwick International Airport which provides regular flights to Ireland and the rest of Europe.

Public transport facilities within the area include regular bus services and frequent rail travel from the nearby Kilmarnock Train Station.

Kilmarnock itself has a wide selection of shops, which include many high street names, as well as a large retail park, a number of supermarkets, and a variety of professional services.

Dean Castle Country Park is a fantastic free day out for all the family and is within walking distance of this property, making it perfect for walking, running, picnics and entertaining children. 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 four miles away.

An excellent opportunity has arisen to acquire this two bedroom flat, perfect for a first-time-buyer or Buy-to-Let opportunity and located within a short drive of Kilmarnock city centre.

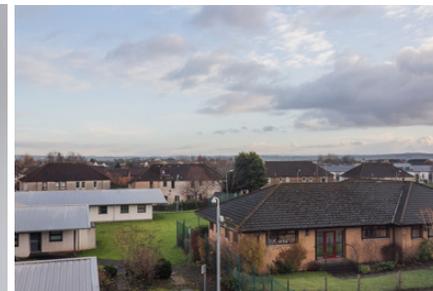
The fitted kitchen features of brown cupboards with dark worktops and a gas four hob/ single oven.

The master bedroom has ample space for a double bed along with bedroom furniture. There is also a further double bedroom. Finally, the property is completed with a spacious three-piece bathroom.

This property also benefits from gas central heating, double glazing.



KITCHEN, MASTER BEDROOM



45I Ardbeg Avenue Kilmarnock



BEDROOM 2, BATHROOM, VIEWS FROM THE PROPERTY & MASTER BEDROOM

Property Specification

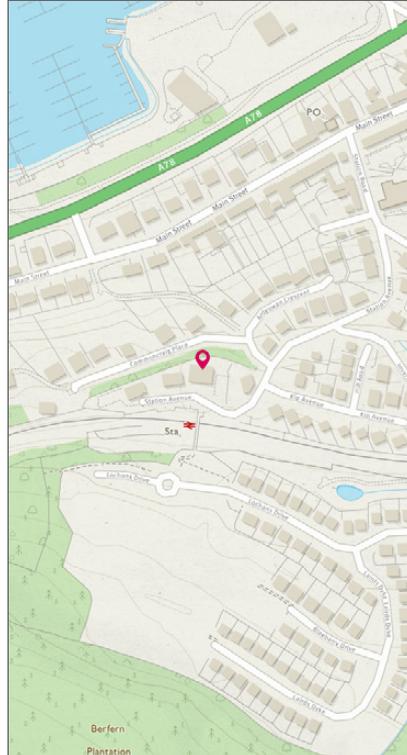


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.40m (11'2")
Kitchen	3.40m (11'2") x 2.00m (6'7")
Master Bedroom	4.70m (15'5") x 3.00m (9'10")
Bedroom 2	3.70m (12'2") x 3.50m (11'6")
Bathroom	2.50m (8'2") x 1.70m (5'7")

Gross internal floor area (m²)

65m²

EPC Rating

D

Extras

(Included in the sale)

All fixtures and fittings, including light fittings and fitted floor coverings. Please note, other items may be available through separate negotiation.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other systems within the property


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