



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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KILMARNOCK, EAST AYRSHIRE, KA3 2AW

# 45 E ARDBERG AVENUE

KILMARNOCK, EAST Ayrshire, KA3 2AW

## THE LOCATION

It is 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 by car, in addition, ten miles away, Glasgow Prestwick International Airport 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 Kilmarnock Train Station.

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

## THE PROPERTY

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

Internally this accommodation could benefit from slight modernisation, while briefly comprising; entrance hallway with a storage cupboard, an open plan lounge/ kitchen. The fitted kitchen comprises 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. A further two double bedrooms can be found and both have built in wardrobes. Finally, the property is completed with a three-piece bathroom with an extractor fan.

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



AN EXCELLENT BUYER  
FIRST-TIME-BUYER  
FOR BUY-TO-LET  
OPPORTUNITY.

# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen	6.10m (20') x 3.70m (12'2")
Bedroom 1	3.50m (11'6") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 3.40m (11'2")
Bedroom 3	2.80m (9'2") x 2.40m (7'10")
Bathroom	2.50m (8'2") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings and fitted floor coverings. Please note, other items may be available through separate negotiation.

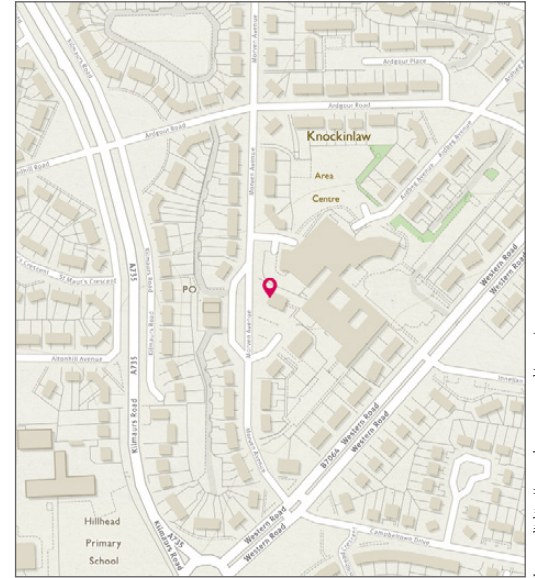


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Text and description  
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