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KILMARNOCK, EAST AYRSHIRE, KA3 2AW

456 ARDBERG AVENUE

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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.

An excellent opportunity has arisen to acquire this one 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 of an entrance hallway with a storage cupboard and a large lounge with access to the fitted kitchen which has dark worktops with brown cupboards.

From the hallway, you can also find the master bedroom. Finally, the property is completed by a three-piece bathroom with an extractor fan.

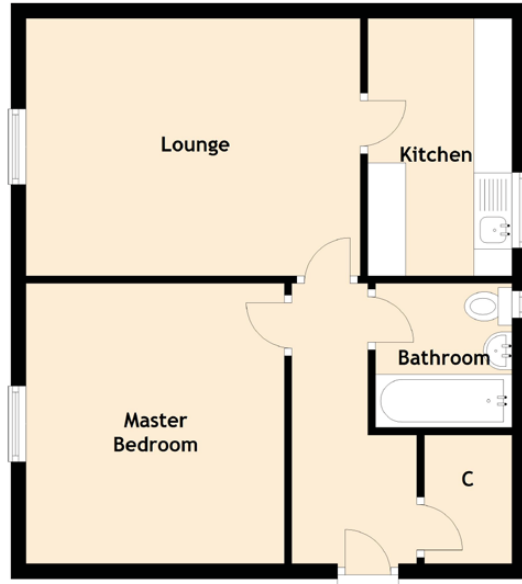
This property also benefits from gas central heating and full double glazing.



"PERFECT FOR THE AMENITIES OF THE TOWN"

SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.40m (11'2")
Kitchen	3.40m (11'2") x 1.90m (6'3")
Master Bedroom	3.70m (12'2") x 3.40m (11'2")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 46m²

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.

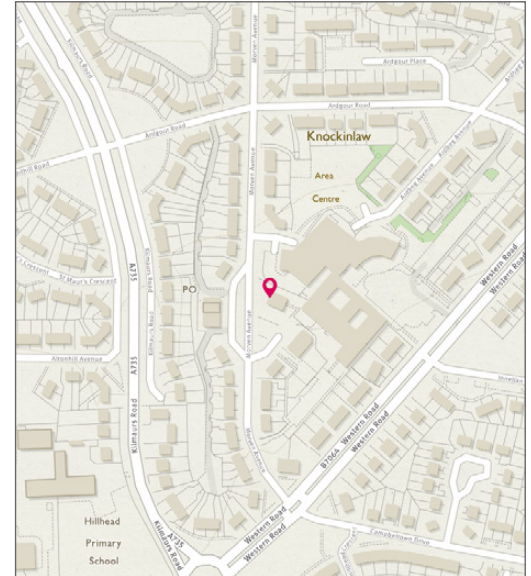


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Part
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Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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