



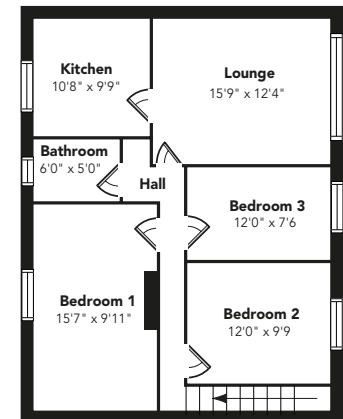
72 Annanhill Avenue, Kilmarnock KA1 2PD
Offers Over £65,000

Ideal opportunity to purchase this larger style upper cottage flat, found within the highly regarded and much sought after Bonnynton area of Kilmarnock.

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.

This property which would benefit from a degree of general upgrading offers bright spacious accommodation comprising large reception hall, spacious lounge with windows to the front, to the rear of the lounge is the kitchen with an extensive range of both floor standing and wall mounted units, a free standing electric cooker, plumbing for a washing machine and space for a fridge freezer. There are three good sized bedrooms two to the front of the property the larger master bedroom to the rear overlooking the rear gardens and a bathroom with a three piece suite.

The 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 system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any service or systems can be allowed. Benefits from gas central heating, double glazing, private gardens to both the side and rear, the side provides off street parking.



Floorplans are indicative only - not to scale
 Produced by Plushplans

DIMENSIONS

Lounge	15'9" x 12'4"
Kitchen	10'8" x 9'9"
Bedroom 1	15'7" x 9'11"
Bedroom 2	12'0" x 9'9"
Bedroom 3	12'0" x 7'6"
Bathroom	6'0" x 5'0"

COUNCIL TAX

Band A

ENERGY RATING

C

INCLUSIONS

Fitted floor coverings, light fittings, kitchen and bathroom fixtures and fittings.

TRAVEL DIRECTIONS

Travelling from Kilmarnock town centre on Bonnynton Road, continue passing under the bridge and to traffic light junction, continue on Bonnynton Road turning right into Annanhill Avenue where the property is located on the left hand side.

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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