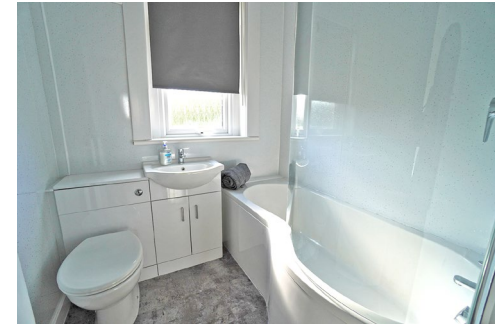




13 Craigie Avenue, Kilmarnock KA1 4ED
Offers Over £67,000





GROUND FLOOR COTTAGE FLAT found within the popular and sought after Riccarton area of Kilmarnock. The property is ideally placed to benefit from the many amenities found locally. These include a selection of shops found within walking distance which cater for all requirements and Caprington Golf Course. More extensive shopping can be found within Kilmarnock Town Centre which includes many High Street names. In addition there are several supermarkets easily accessible as well as Retail Parks. Public transport facilities locally include regular bus services on Turnberry Drive with frequent rail travel from Kilmarnock Railway Station. For the motorist there are good road links with easy access to the A77/ M77 Motorway. Schooling is also available locally at both primary and secondary levels.

The property offers well laid out accommodation of entrance hallway with deep storage cupboard off. Large front facing lounge with access to a modern fitted kitchen with a window to the rear overlooking the gardens. The modern kitchen has an extensive range of floor standing and wall mounted units finished in grey high gloss with a contrasting dark work surface area, including fridge freezer, washing machine, dishwasher and built in electric oven, hob and microwave. Two good sized double bedrooms and a modern bathroom with shower over bath. The property has gas central heating, double glazing throughout. The front enclosed garden area is laid to lawn and the rear garden, which is also enclosed, is mainly laid to lawn.



DIMENSIONS

Lounge	15'6" x 11'7"
Kitchen	10'6" x 9'4"
Bedroom one	14'1" x 12'0"
Bedroom two	12'9" x 9'5"
Bathroom	6'0" x 5'10"

COUNCIL TAX

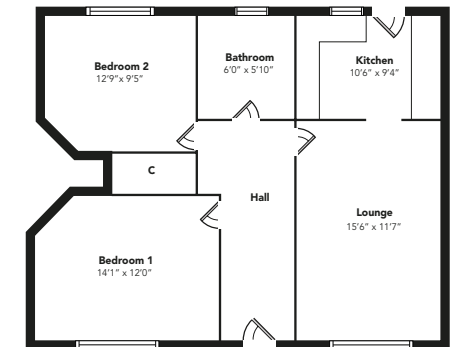
Band A

ENERGY RATING

C

FEATURES

- Ground floor flat
- Ideal First Time Buy
- Two double bedrooms
- Modern kitchen
- Double glazing
- Gas Central Heating
- Appliances included
- Close to main road links



Floorplans are indicative only - not to scale
Produced by [Plushplans](#)



TRAVEL DIRECTIONS

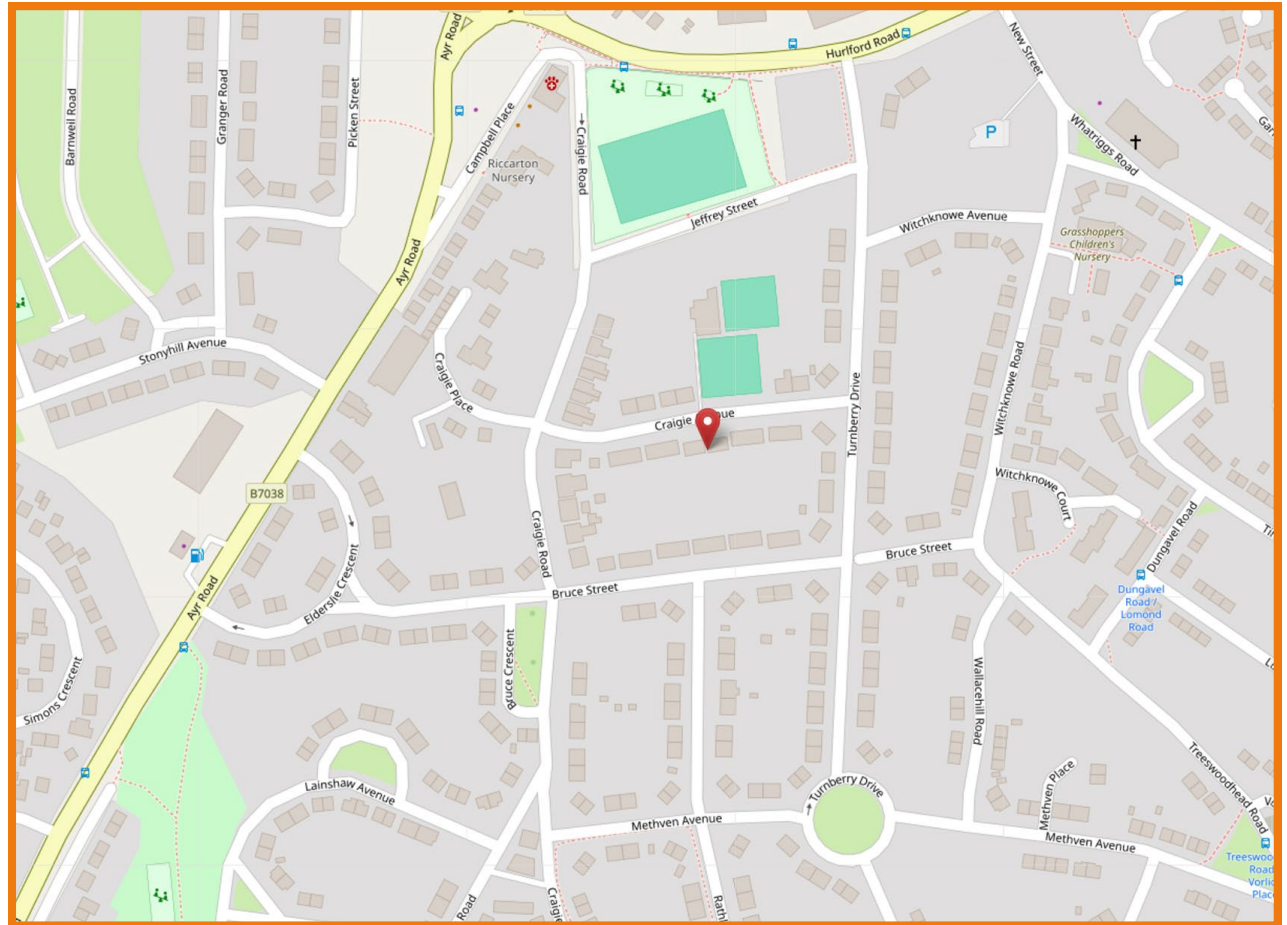
Travelling on Hurlford Road from Riccarton Roundabout, take the first turning on the right onto Turnberry Drive, second right into Craige Avenue, the property is to the left hand side.

VIEWING

Strictly by appointment through Barnetts

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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