



**21 Mure Avenue, Kilmarnock KA3 1UH**  
**Offers Over £145,000**





Super opportunity to purchase this seldom available DETACHED BUNGALOW requiring modernisation throughout and found within this much sought after residential location just off Glasgow Road.

This undeveloped original property which enjoys a pleasant open outlook across common grass towards Western Road has accommodation of entrance hallway, spacious lounge with large picture window, electric fire on focal wall provides access to the dining room, which in turn leads to the kitchen. The kitchen has a range of older style floor standing and wall mounted units finished in white with complimentary work surface area incorporating inset electric cooker, plumbing for washing machine and space for a dishwasher. The kitchen provides access to the rear gardens. To the front of the property there are two double bedrooms both with recessed wardrobe space and the shower room accessed from the reception hall. To the side of the property a driveway provides off street parking and access to a single garage with power and light installed with an up and over door. The property has gardens to the rear mainly laid to lawn with concrete patio and a selection of mature trees and shrubs, gas central heating and double glazing throughout.

The property is located just off Glasgow Road close to Dean Park and conveniently placed to benefit from the many amenities found locally including a selection of shops and a Tesco Supermarket. Kilmarnock offers many retail outlets and a wide selection of bars, restaurants and cafes. Public transport facilities include regular bus services with frequent rail travel from Kilmarnock Railway Station. There are good road links providing easy access to the A77/M77 Motorway allowing fast commuting to Ayr, Prestwick and Glasgow City Centre.

This property provides fabulous scope for development and the agents have no hesitation in recommending early internal viewing of this property.



### DIMENSIONS

Lounge	17'9" x 12'6"
Dining Room	9'6" x 9'4"
Kitchen	9'3" x 8'5"
Bedroom one	10'9" x 10'5"
Bedroom two	12'8" x 9'4"
Shower Room	7'2" x 6'3"

### COUNCIL TAX

Band D

### ENERGY RATING

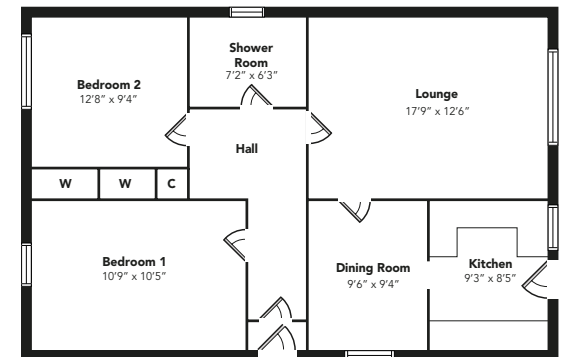
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### FEATURES

Popular location with open outlook  
 Two double bedrooms  
 Gardens  
 Large driveway  
 Garage  
 Easy access to M77

### INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.



Floorplans are indicative only - not to scale  
 Produced by Plushplans



### TRAVEL DIRECTIONS

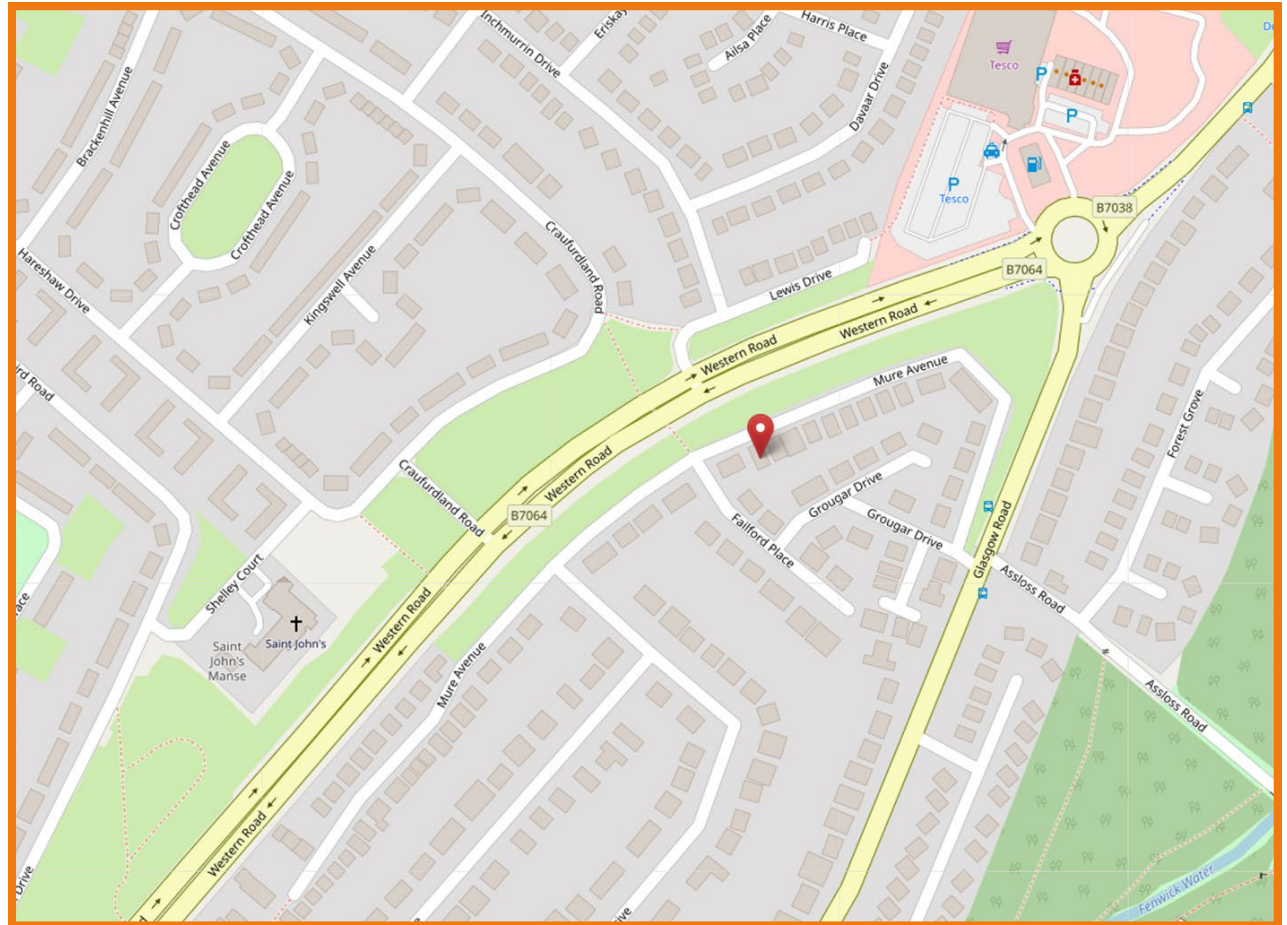
Travelling on Glasgow Road from the roundabout with Western Road, turn right into Grougar Drive then immediately right into Mure Avenue, the last detached bungalow on the left overlooking Western Road before next left turning.

### 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.



**7-9 Grange Place, Kilmarnock KA1 2BH**

**T. 01563 522 137**  
**F. 01563 571 382**

**Email. [property@barnettslaw.co.uk](mailto:property@barnettslaw.co.uk)**  
**Website: [www.barnettslaw.co.uk](http://www.barnettslaw.co.uk)**