



**12 Munro Avenue, Kilmarnock KA1 2PH**  
**Offers Over £105,000**





Fabulous opportunity to purchase this rarely available very well presented SEMI DETACHED VILLA situated within the highly regarded and much sought after Bonnyton area of Kilmarnock.

This property which is presented to the market in excellent condition offers bright spacious accommodation over two level comprising entrance hall with direct access to the lounge and stairs to the upper landing, the spacious lounge with windows to the front allows access to the rear to the modern kitchen with an extensive range of floor standing units and providing access to the utility room. From the lounge there is access to the inner hallway which allows access to the rear gardens as well as a cloakroom with a two-piece suite.

On the upper floor there are two double bedrooms and a large bathroom with a three piece suite.

The property benefits from gas central heating with a combination boiler located in the cloakroom, triple glazing throughout, large private gardens to the front and rear with extensive parking to the side.

There is a selection of shops within walking distance catering for all day to day requirements with more extensive shopping in Kilmarnock Town centre. In addition to these, Supermarket shopping is found nearby with a large Morrisons Superstore. Kilmarnock town centre also offers a wide selection of bars, restaurants and cafes. Public transport facilities in the area include regular bus services on Irvine Road with frequent rail travel from nearby Kilmarnock railway station. University Crosshouse Hospital is a short distance from the property. There are excellent road links providing access to the A71, A77 and M77 Motorway. Annanhill Golf course is also nearby.

Early internal viewing is essential to fully appreciate this lovely home.

#### DIMENSIONS

Lounge	16'5" x 13'10"
Kitchen	12'0" x 8'3"
Bedroom 1	12'8" x 13'10"
Bedroom 2	8'7" x 11'9"
Bathroom	6'6" x 8'5"

#### COUNCIL TAX

Band B

#### ENERGY RATING

C

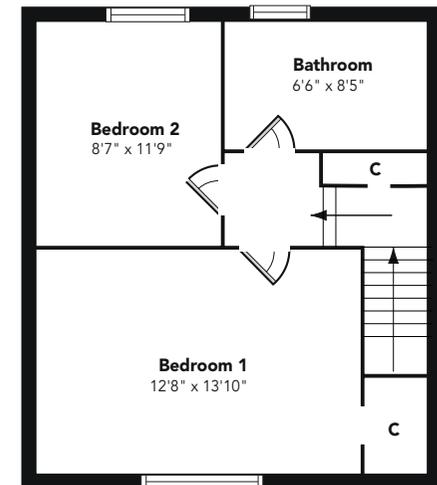
#### FEATURES

- Popular location
- Large corner plot
- Deceptively spacious
- Two double bedrooms
- Modern kitchen
- Large bright lounge
- Viewing recommended

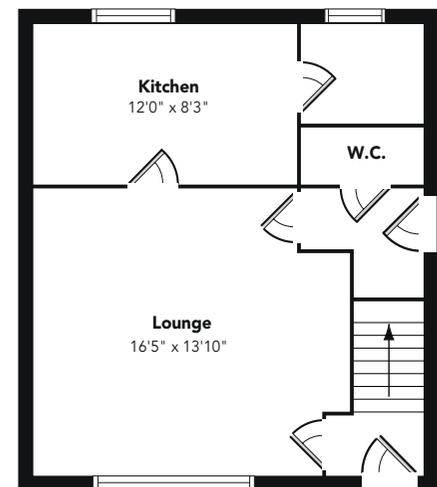
#### INCLUSIONS

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

#### FIRST FLOOR



#### GROUND FLOOR



Floorplans are indicative only - not to scale  
Produced by Plushplans



### TRAVEL DIRECTIONS

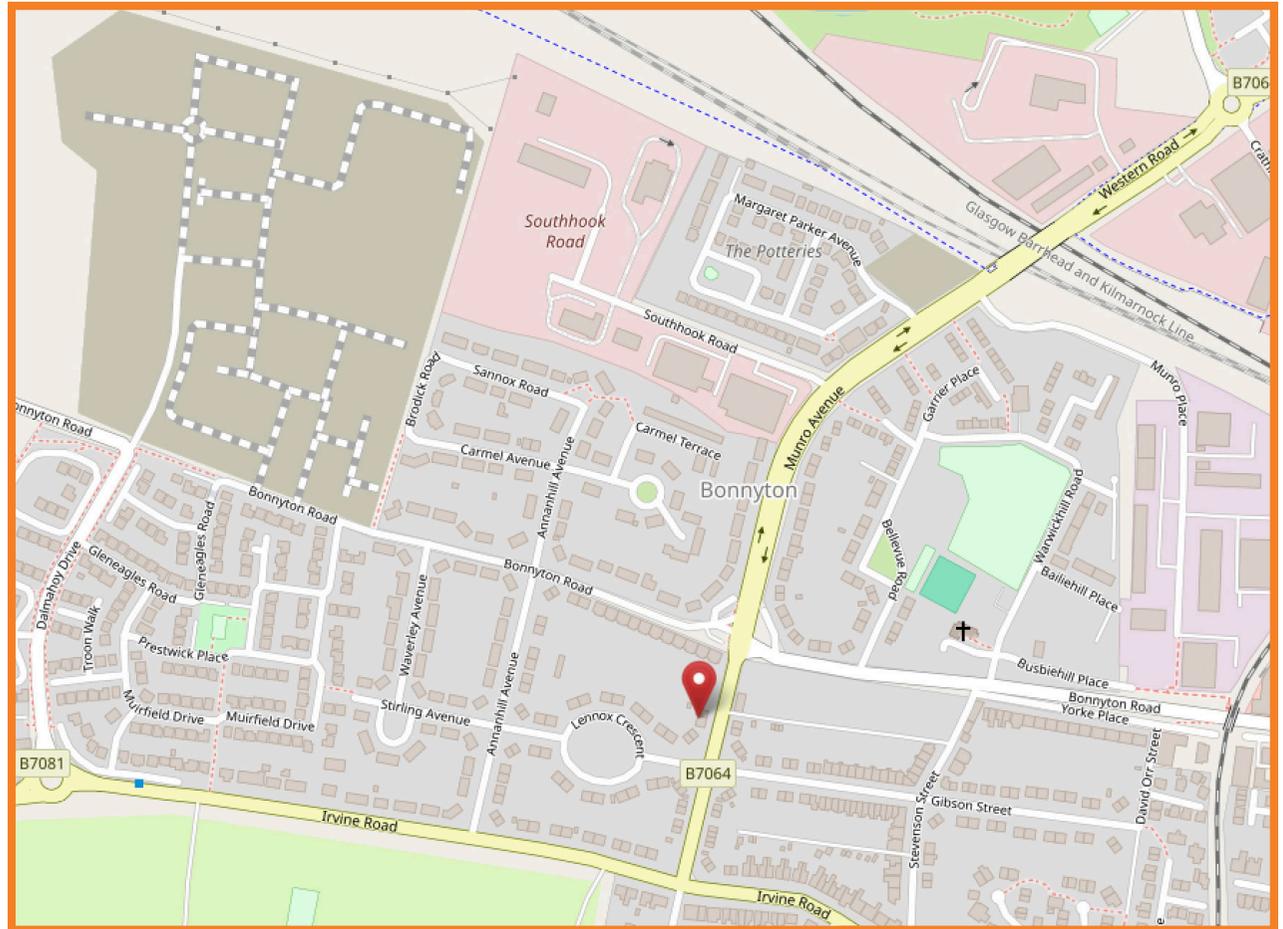
Travelling from Kilmarnock town centre on Bonnyton Road, continue passing under the bridge after Morrisons, continue to the traffic light junction turning left into Munro Avenue, the property sits on the right.

### VIEWING

Strictly by appointment through Barnetts on 01563 522137.

### 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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