

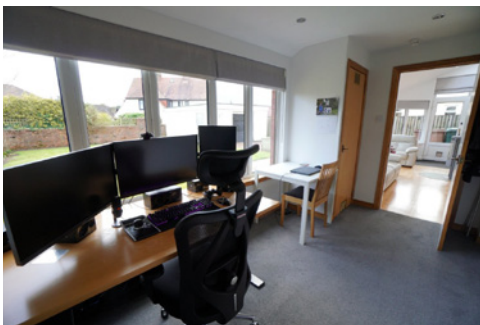


**19 Manor Avenue, Kilmarnock, KA3 1TS**  
**Offers Over £285,000**









Super opportunity to purchase this seldom available, traditional, extended detached bungalow located within this much sought after quiet residential location of Kilmarnock.

This spacious family home offers excellent accommodation over two and a half levels. An impressive reception hall on the ground floor provides access to the spacious front facing lounge, master bedroom with ensuite bathroom, kitchen, utility room, and cloakroom with WC. Ample storage is available within both the hall and cloakroom. The lounge features a panoramic bay window and bi folding doors opening into the dining room, which then continues down to the family room of the extension.

The open plan kitchen features an extensive range of both floor standing and wall mounted units and overlooks the large rear extension. Off the family room is a home office/study directly viewing the back garden, which could also serve as a fourth bedroom. A standout feature of the architect designed extension is the abundance of natural light throughout the day, while the contemporary wood burning stove creates a striking focal point in the evenings.

An open staircase from the hall leads to the upper level, where there is a family bathroom and two generously proportioned bedrooms with Velux skylights. One of the bedrooms benefits from a large walk in storage cupboard.

Externally, the property enjoys well maintained private gardens to both the front and rear. The front driveway provides off street parking and access to a lean to carport with an electrically operated up and over garage door and an electric vehicle charging point. The rear driveway extends to a detached double sized garage/workshop situated within the fully enclosed lawned garden.

In addition to gas central heating and a Scandinavian style wood burning stove, the property benefits from solar panels which provide electricity and an annual generation payment. Double glazing is installed throughout, and the gardens have been carefully maintained.

This distinctive and exceptionally bright family home is expected to attract significant interest, and early viewing is strongly advised.

The property occupies a highly desirable location, providing convenient access to a wide range of local amenities and leisure pursuits. Dean Castle and Country Park lies close by, offering scenic woodland walks, rich local history, and an inviting natural environment.

Everyday shopping is well catered for, with a selection of local retailers and a Tesco Superstore within walking distance. A broader choice of supermarkets, retail outlets, bars, restaurants, and cafés can be found in Kilmarnock Town Centre, along with gyms, golf courses, and additional leisure facilities. Kilmarnock benefits from reputable primary and secondary schooling, all located within easy reach.

Transport links are excellent. Frequent bus services to Kilmarnock Town Centre and Glasgow are available just a short walk from the property, while regular rail services operate from Kilmarnock Railway Station. The A77/M77 motorway network is easily accessible, providing fast and efficient travel to Glasgow and the Ayrshire coast.

## DIMENSIONS

Lounge	15'1" x 15'7"
Dining room	11'9" x 9'11"
Family room	19'9" x 7'6"
Study	14'8" x 7'6"
Kitchen	12'5" x 9'3"
Bedroom one	15'0" x 12'1"
En Suite	13'6" x 5'10"
Bedroom two	14'0" x 14'0"
Bedroom three	16'0" x 10'0"
Utility room	9'1" x 5'1"
Bathroom	9'10" x 4'10"
Hallway	16'5" x 7'2"
Cloak room	13'6" x 4'2"

## COUNCIL TAX

Band F

## ENERGY RATING

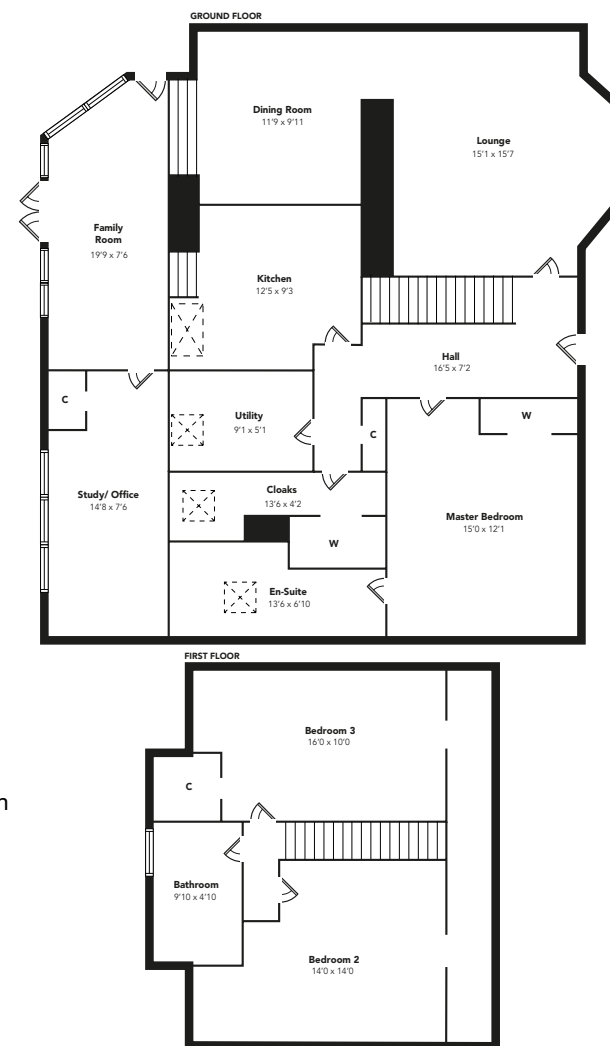
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## INCLUSIONS

Fitted floor coverings, light fittings, kitchen and shower room fixtures and fittings and any other negotiable items.

## FEATURES

Seldom available  
Fabulous bright extended accommodation  
Very popular location  
Three/four double bedrooms  
Large immaculate private gardens  
Driveway to carport  
Schooling nearby  
Viewing essential



Floorplans are indicative only - not to scale  
Produced by Plushplans



### TRAVEL DIRECTIONS

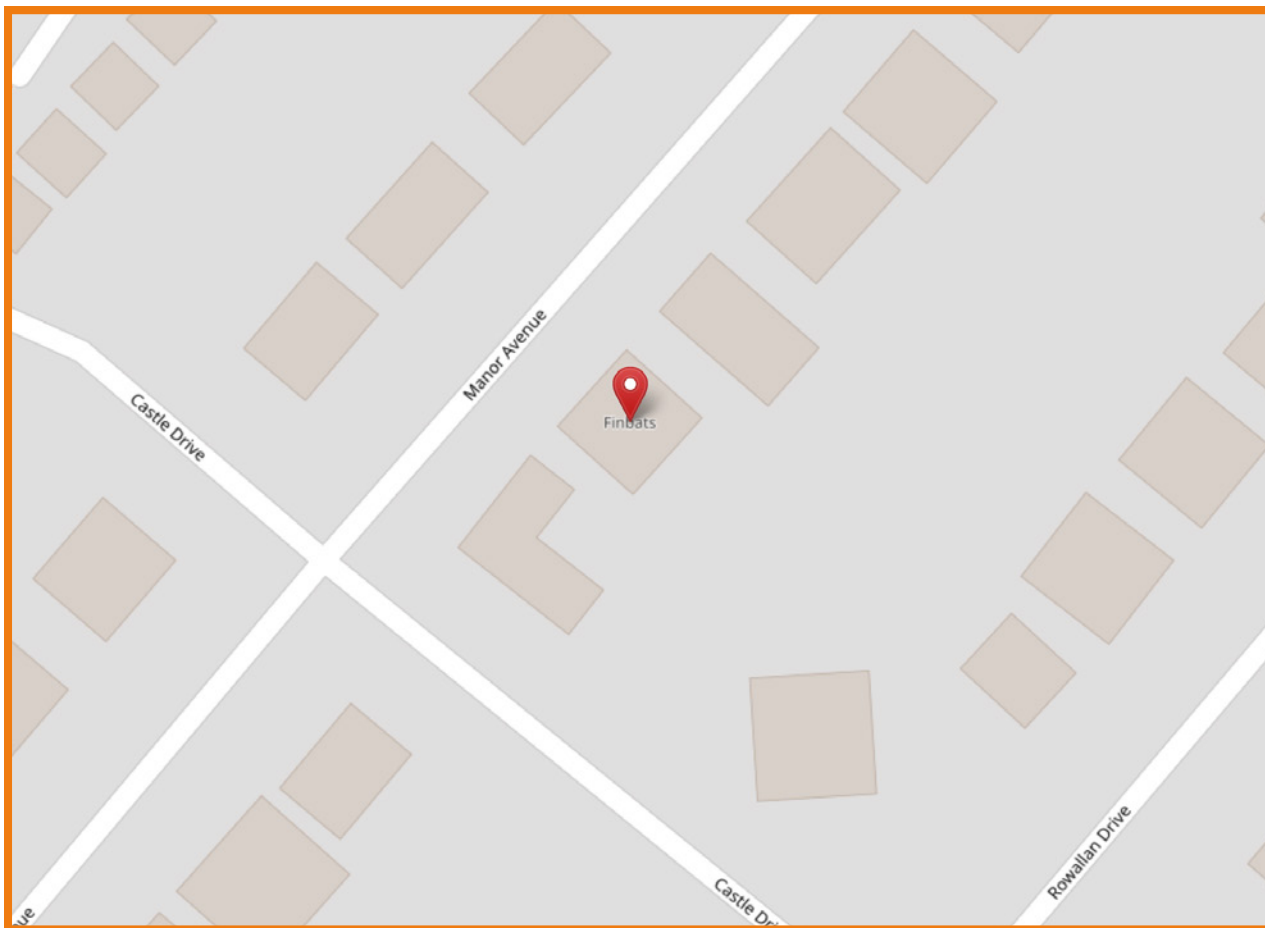
Travelling towards Kilmarnock Town Centre on Glasgow Road from the roundabout at Western Road, take the second turning on the right into Castle Drive then second right into Manor Avenue, where the property sits on the right hand side.

### 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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