



**31 Carmel Avenue, Kilmarnock KA1 2PG**  
**Offers Over £65,000**

Excellent opportunity to purchase this well presented TWO BEDROOM ground floor flat found within the highly regarded and much sought after Bonnyton area of Kilmarnock.

Accessed from the side, this property offers bright spacious accommodation comprising reception hall, spacious lounge with windows to the front, to the rear of the lounge is access to the larger double bedroom overlooking the private gardens. There is a second bedroom also to the rear accessed from the reception hall. The kitchen has an extensive range of floor standing and wall mounted units, inset electric oven and hob that overlooks the beautifully maintained front gardens. There is a shower room also accessed from the hallway.

The property benefits from gas central heating, double glazing, fabulous private gardens to both the front and rear, with a driveway to the side leading to a timber garage.

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 Bonnyton Road and 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.

#### DIMENSIONS

Lounge	14'6" x 12'6"
Kitchen	10'8" x 9'3"
Bedroom 1	11'8" x 12'3"
Bedroom 2	11'8" x 8'6"
Shower room	5'9" x 4'10"

#### COUNCIL TAX

Band A

#### ENERGY RATING

D

#### FEATURES

Popular quiet location  
Well presented throughout  
Two bedrooms

Good private garden with driveway leading to a timber garage  
Viewing recommended

#### INCLUSIONS

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

#### TRAVEL DIRECTIONS

Travelling from Kilmarnock town centre on Bonnyton Road, continue passing under the bridge and to traffic light junction, continue on Bonnyton Road, turn right into Annanhill Avenue, left into Carmel Avenue.



#### VIEWING

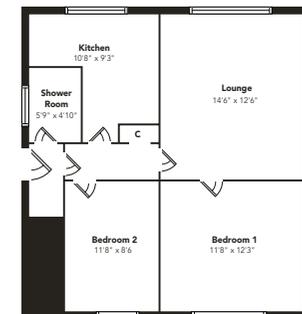
Strictly by appointment through Bar-  
netts on  
01563 522 137.

#### 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.



Floorplans are indicative only - not to scale  
Produced by Plusplans



7-9 Grange Place, Kilmarnock KA1 2BH

T. 01563 522 137

Email. [property@barnettslaw.co.uk](mailto:property@barnettslaw.co.uk)

Website: [www.barnettslaw.co.uk](http://www.barnettslaw.co.uk)