



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**45D Ardberg Avenue**

KILMARNOCK, EAST AYRSHIRE, KA3 2AW

# 45D ARDBERG AVENUE

Perfect for the amenities of the town and a short drive to the A77, making it an ideal location for commuting. The A77/M77 has undergone a major refurbishment programme that provides an easy commute to Ayr and Glasgow in the north. Glasgow is now less than thirty minutes by car, in addition, ten miles away, Glasgow Prestwick International Airport provides regular flights to Ireland and the rest of Europe. Public transport facilities within the area include regular bus services and frequent rail travel from Kilmarnock Train Station.

Kilmarnock itself has a wide selection of shops, including many high street names, as well as a large retail park, a number of supermarkets and professional services, and, of course, Kilmarnock FC. Dean Castle Country Park is a fantastic free day out for all the family and is within walking distance of this property, making it perfect for walking, running, picnics and entertaining children. Ayrshire is famous for golf, with championship courses at Royal Troon, Prestwick and Turnberry. Kilmarnock is home to Caprington, Annanhill and the new private course at Rowallan Castle, a mere four miles away.

An excellent opportunity has arisen to acquire this one bedroom flat, perfect for a first-time buyer or Buy-To-Let opportunity and located within a short drive of Kilmarnock city centre.

Internally this accommodation could benefit from slight modernisation, while briefly comprising of an entrance hallway with a storage cupboard and a large lounge with access to the fitted kitchen which has dark worktops with brown cupboards.

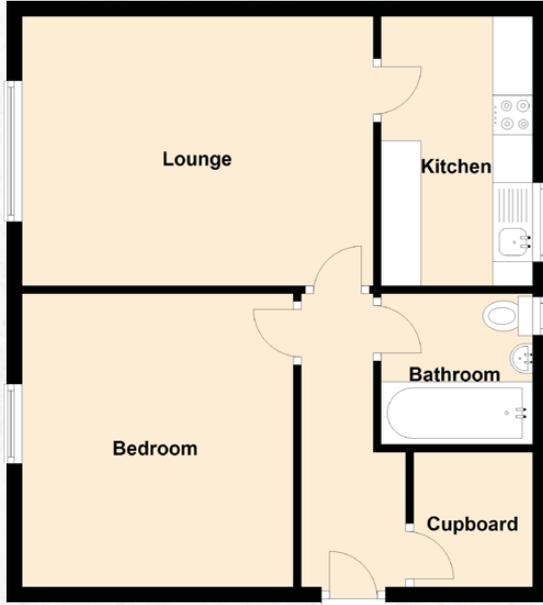
From the hallway, you can also find the master bedroom. Finally, the property is completed by a three-piece bathroom.

This property also benefits from gas central heating and double glazing.



“...PERFECT FOR THE AMENITIES OF THE TOWN...”

# SPECIFICATIONS FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

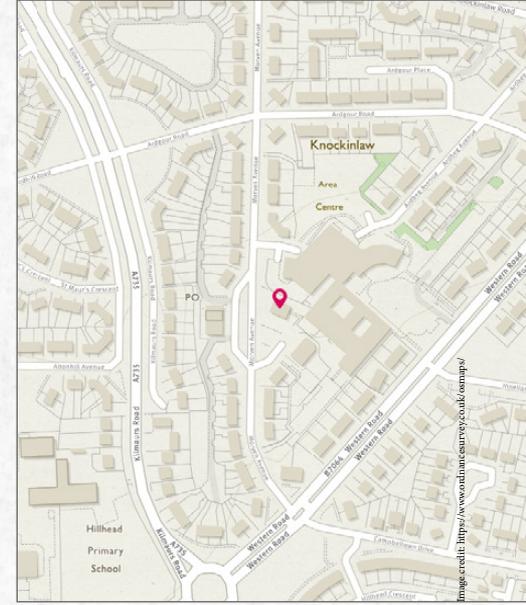
Lounge	4.40m (14'5") x 3.40m (11'2")
Kitchen	3.40m (11'2") x 1.90m (6'3")
Bedroom	3.70m (12'2") x 3.40m (11'2")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 48m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including light fittings and fitted floor coverings. Please note, other items may be available through separate negotiation.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other systems within the property.



  
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