




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

32 Academy Apartments

ELMBANK AVENUE, KILMARNOCK, KA1 3BT



Elmbank Avenue

KILMARNOCK

Academy Apartments are situated in a much sought after location in Kilmarnock. It is 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 30 minutes by car. In addition, 10 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 Railway 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 4 miles away.



Kay Park



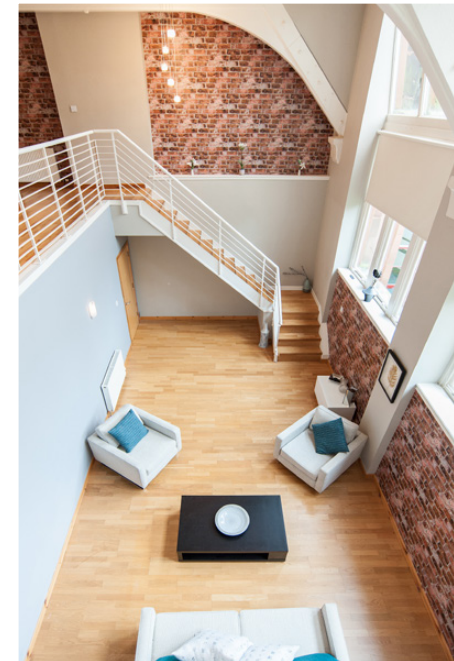


32 Academy Apartments

ELMBANK AVENUE, KILMARNOCK, KA1 3BT

We are delighted to bring to the market this spacious (**Approx 1800 sq ft**) and stylish three bedroom (Duplex) apartment, in this popular development with excellent access to both Kilmarnock town centre and the A77/M77. The property has been meticulously designed to create a spacious, low-maintenance apartment that oozes contemporary living. This architecturally rich building is quietly positioned in this highly desirable location with interesting views. The sought after building has a grand 'Art-Deco' entrance hallway with a host of original features, and will attract a variety of aspirational buyers looking for a 'one-off' home. Once inside, discerning purchasers will be greeted with a first class specification.





**Bespoke & Contemporary
Three Bedroom
Duplex
Apartment
Which is as
Unique as it is
Beautiful**



The property forms one of thirty-three luxury apartments within this Grade C, former Edwardian school and is as unique as it is beautiful ! The traditional building has been carefully and professionally upgraded, both internally and externally, to create fantastic and flexible accommodation, which only a viewing will qualify, as no expense has been spared ! The bespoke and contemporary interior offers sophisticated living space, with a mezzanine level that offers tremendous views over the town, as well as secure residents parking and security entry.

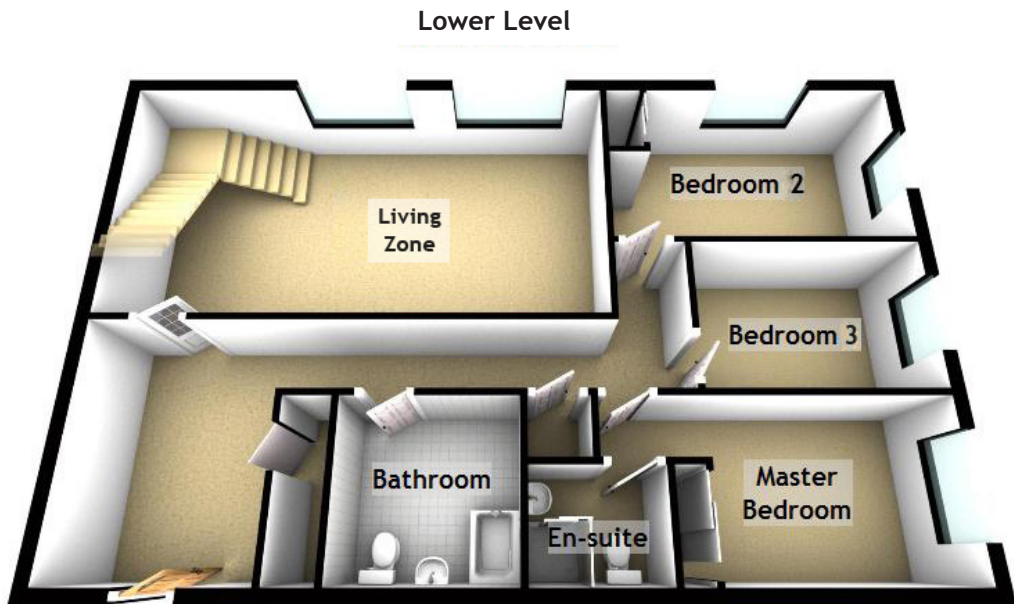
In more detail the accommodation comprises: A welcoming reception hallway with a handy storage cupboard. Access can be gained from here to the living zone, which has a full height ceiling and offers a range of furniture configurations. On this level you will also find three well-proportioned bedrooms - two of which are further enhanced with built-in wardrobes, creating excellent storage space along with the master bedroom boasting an impressive en-suite. All of the bedrooms have space for additional free standing furniture if required and could be utilised into a wide variety of uses. A stunning family bathroom suite, complimented with Porcelonosa tiles, completes the accommodation on the lower level.

A feature staircase rises from the living zone to the mezzanine level where additional living space can be enjoyed. On this 'open-plan' level there is a beautifully fitted kitchen - with a feature central island, which is sure to become a popular zone to grab a coffee or for more informal gatherings. The kitchen boasts a range of integrated appliances and an additional bonus is the utility room located off. The open-plan living space has a wide variety of uses and would be the ultimate chill-out or relaxation area.

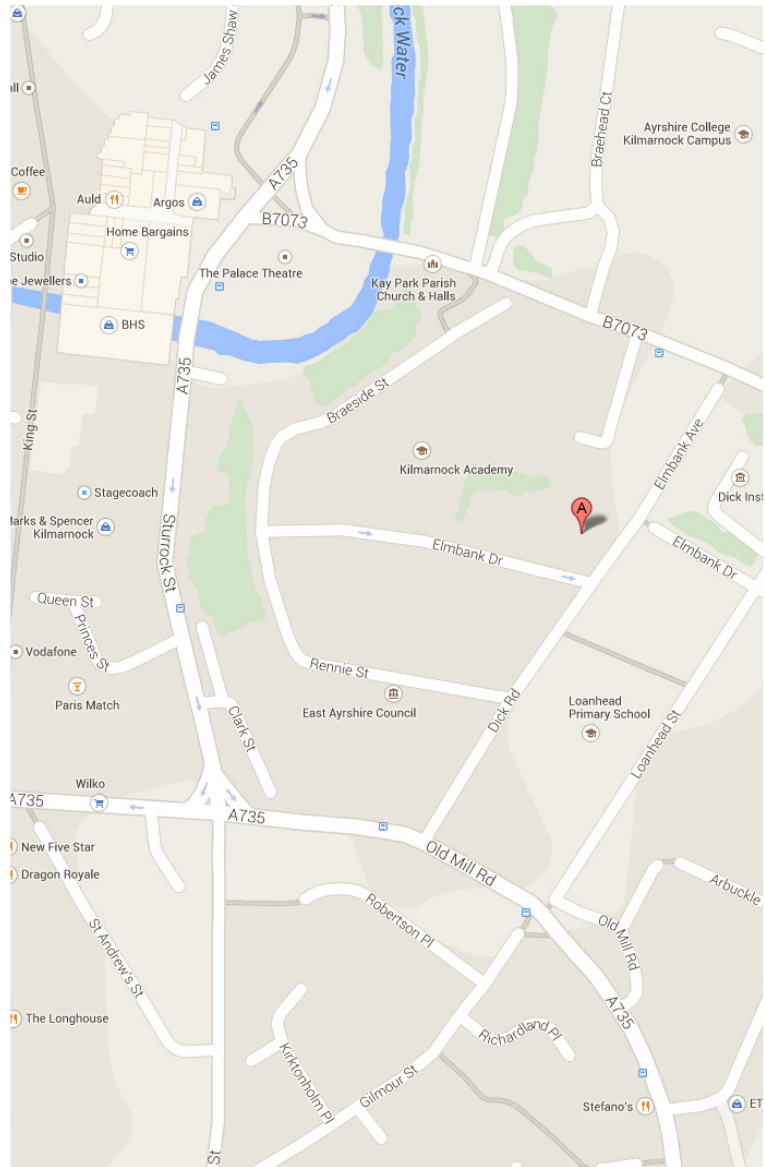
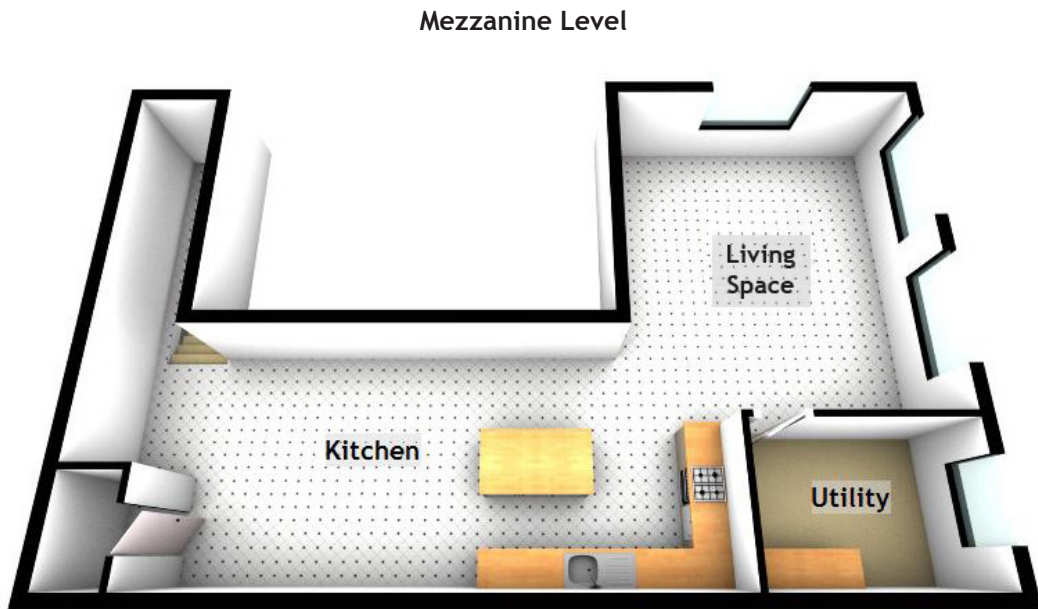
Externally, there are communal grounds to both the front and rear. A private and secure residents car-park is accessed by way of impressive electric gates.



Specifications



3



Approximate Dimensions
(Taken from the widest point)

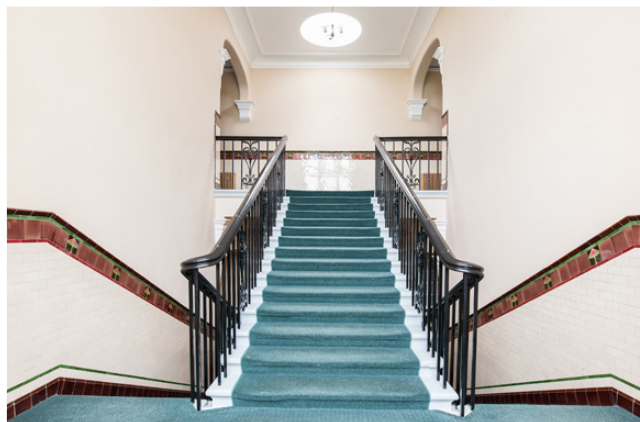
Kitchen	8.60m (28'3") x 3.70m (12'2")
Utility	3.21m (10'6") x 2.31m (7'7")
Living zone	7.30m (23'11") x 3.90m (12'10")
Master Bedroom	5.84m (19'2") x 2.80m (9'2")
En-Suite	1.80m (5'11") x 1.50m (4'11")
Bedroom 2	3.88m (12'9") x 2.60m (8'6")
Bedroom 3	3.30m (10'10") x 2.20m (7'3")
Bathroom	2.21m (7'3") x 2.00m (6'7")

Gross internal floor area (m²) - 167

EPC Rating - C

Extras
(Included in the sale)

Carpets & floor coverings, light fixtures & fittings,
curtains & blinds.




McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
DIANE KERR
 Surveyor



Professional photography
CATHERINE MARKIE
 Photographer



Layout graphics and design
CATHERINE ANDERSON
 Designer

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk