




Solicitors & Estate Agents
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41 Kinloch Avenue
STEWARTON, KILMARNOCK, EAST AYRSHIRE, KA3 3HQ

41 KINLOCH AVENUE

Kinloch Avenue is extremely well placed for access to road and public transport service links, with the M77 motorway a short drive from the village. Bus routes are close to hand and Stewarton railway station has a half-hourly service to Glasgow Central Station, with the journey taking approximately twenty-five minutes.

Stewarton has a good selection of shopping which cater for day to day requirements, including a recently opened Sainsbury's supermarket, along with a host of independent retailers, as well as bars and restaurants. Kilmarnock is a short journey away and offers a wide range of shopping and amenities.

Part Exchange available. We are delighted to offer to the market this three bedroom link-detached house, split over two levels offering excellent family accommodation. The property would be a great acquisition for a wide variety of potential buyers looking for their ideal home.

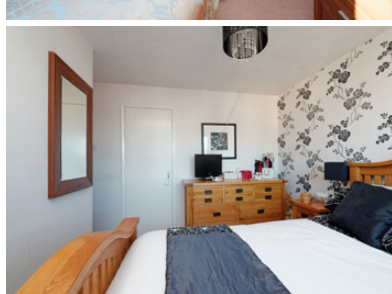
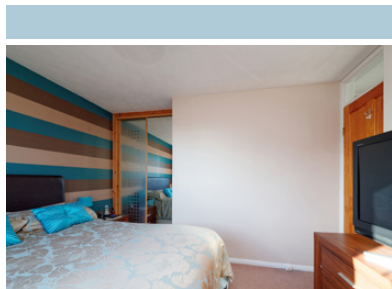
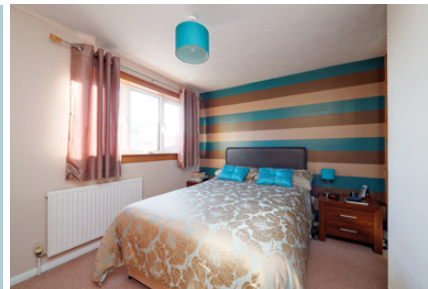
Entering the property through the porch you are then led into the hallway. The formal lounge is pleasantly located to the front of the property and is flooded with natural light, the living room flows into the dining room with French doors leading out into the conservatory. Access to the rear garden is available from the French doors in the conservatory as well as the back door.

The modern fitted kitchen has a good range of floor and wall mounted units creating a fashionable and efficient workspace. Complete with a range of integrated Zanussi appliances, an intergrated fridge freezer and plumbed space for washing machine.

The first-floor of the accommodation comprises three bright and spacious well-proportioned bedrooms, each with a range of furniture configurations with room for additional free standing furniture if required. Each bedroom could be transformed into a variety of accommodation such as study/office for those requiring working from home arrangements.

The family bathroom is stylish, modern and finished to a very high standard with a two-piece bathroom suite and walk-in shower which completes the accommodation on this level.

Externally the property has private front and rear gardens as well as a two car driveway with garage. The garden to the rear is fully enclosed and provides a safe environment for children and is a real sun trap in summer months.



Floor plan of the first floor of a house. The plan shows a Lounge, Dining Room, Kitchen, and Conservatory. The Lounge is the largest room, located at the front. The Dining Room is adjacent to the Lounge. The Kitchen is located behind the Dining Room and includes a sink and stove. The Conservatory is attached to the side of the house. A staircase is located near the Kitchen and Dining Room.

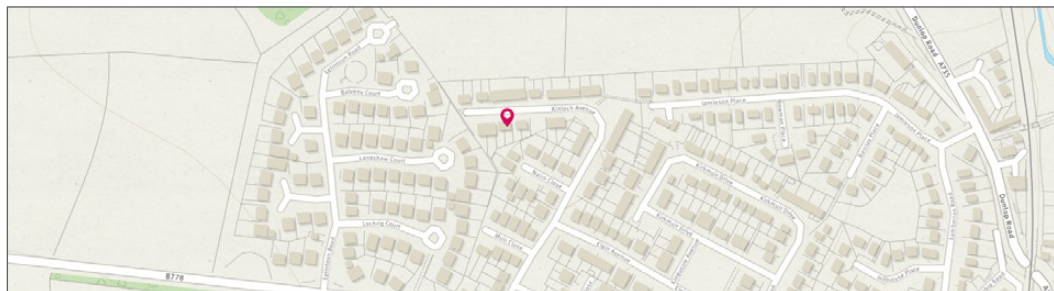
The floor plan of the second floor is shown. It includes three bedrooms: Bedroom 1 (top right), Bedroom 2 (bottom right), and Bedroom 3 (bottom left). A Shower Room is located in the top left corner, containing a bathtub and toilet. A staircase is located in the middle left area. The plan also shows a central hallway with several doors leading to the bedrooms and the shower room.

Lounge	4.70m (15'5") x 4.10m (13'5")
Kitchen	3.20m (10'6") x 2.70m (8'10")
Dining Room	3.20m (10'6") x 2.70m (8'10")
Conservatory	3.60m (11'10") x 2.90m (9'6")
Bedroom 1	3.50m (11'6") x 3.00m (9'10")
Bedroom 2	3.60m (11'10") x 3.50m (11'6")
Bedroom 3	2.70m (8'10") x 2.60m (8'6")
Shower Room	2.00m (6'7") x 1.80m (5'11")

EPC Rating - D

Extras
(Included in the sale)

The property has gas central heating and double glazing, helping to ensure a warm, yet cost effective living environment all year round.



more credit: <http://bit.ly/1hucwv6> or <http://www.courtesy.com/overmeat/>



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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Survivor



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