



  
**lomond**  
make yourself a home

39 Rathlin Avenue, Kilmarnock KA1 4NH

## Accommodation

Presenting to the market a generously proportioned upper floor cottage flat nestled in an exceptionally convenient location. This property is well presented throughout and boasts modern fixtures and fittings, along with a private garden and the option of off-street parking.

Strategically situated along the bus route connecting to the town center, this flat offers easy access to a range of amenities, including a primary school, local shops, and supermarkets. The exterior features ample parking at the front via a shared driveway in addition to an enclosed private rear garden.

Upon entering, you'll find an inviting vestibule that leads to the staircase, guiding you to the upper level. Here, you'll discover the well-lit, spacious, and neutrally adorned living spaces. The lounge is positioned at the front and seamlessly connects to the kitchen. This kitchen has both wall and floor mounted units, as well as built in breakfast bar. The living accommodations comprise two generously sized bedrooms, offering ample space for your comfort. Completing the living space is the bathroom, equipped with a shower over the bath for your convenience. Additionally, the property benefits from gas central heating and the efficiency of double glazing, ensuring a cozy and well-insulated environment. There is also a large attic space, private to this property, which offers further development potential subject to relevant planning permission and building warrants.

## Situation

Riccarton is a residential suburb located in the east of Kilmarnock. It is situated close to the town center and offers a range of amenities, including shops, schools, and public transport links. The area also features a number of parks and green spaces, making it an attractive choice for families and those seeking a quieter residential area.

- Generously Proportioned Upper Floor Flat
- Well Maintained Throughout
- Two Bedrooms
- Private Rear Garden
- Dining Kitchen with Breakfast Bar
- Stunning Castle Views



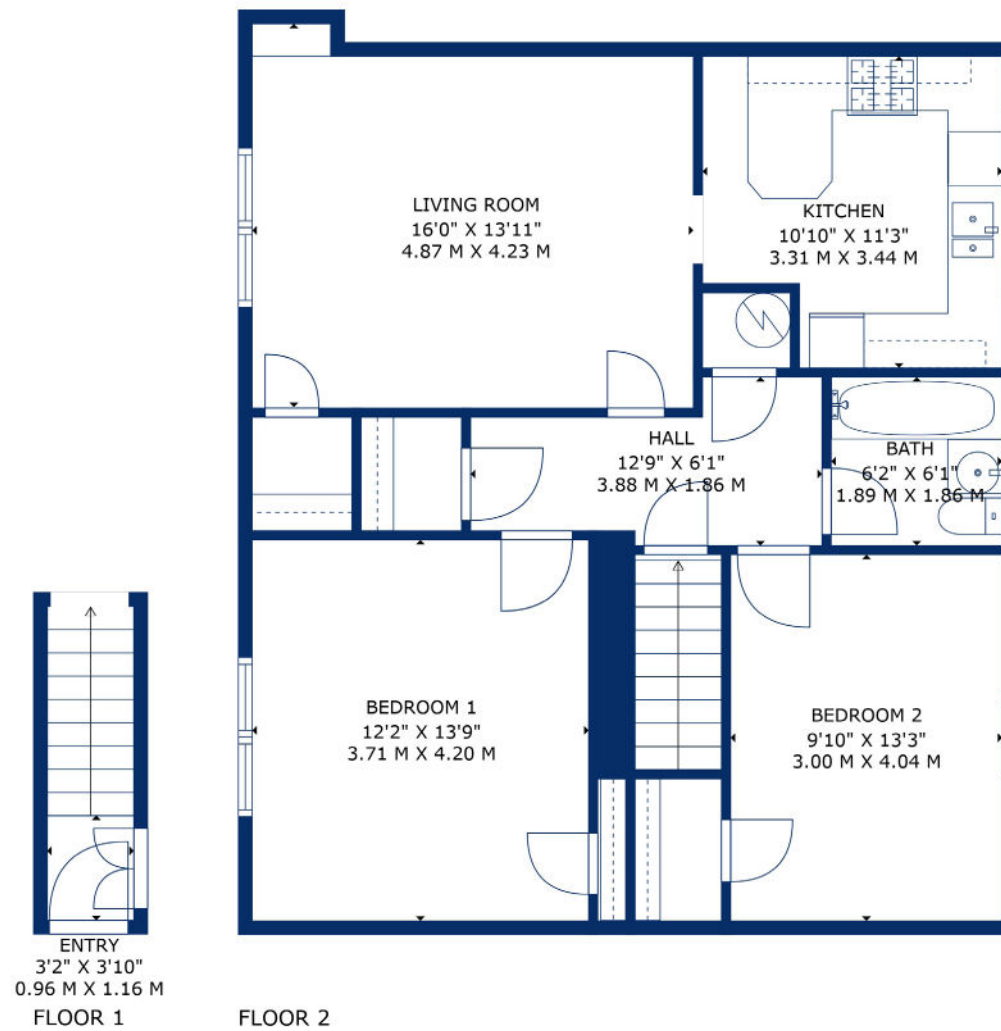
 2 Bedrooms

 82 sqm

 2 Public Rooms

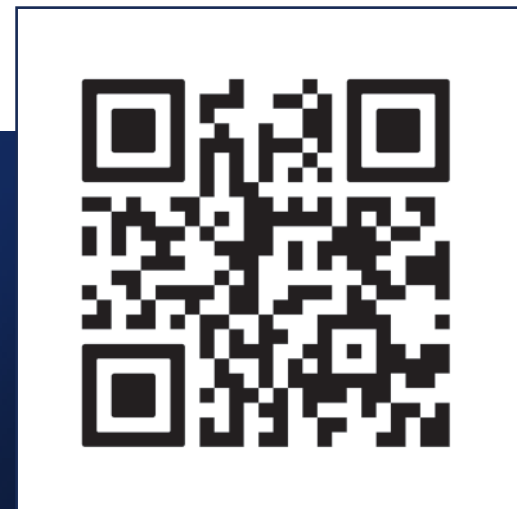
 EPC Rating C





 **51 Main Street, Prestwick**  
**01292 471511**

 **52 Bank Street, Irvine**  
**01294 317013**



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