



BLAIR AVENUE

5

PX59 VRP

  
**lomond**  
make yourself a home

7 Blair Avenue, Kilmarnock KA1 5BQ

## Accommodation

Immaculately presented throughout and representing a unique opportunity to various market sectors this beautiful upper flat features a fantastic plot with extensive garden grounds which have previously had planning consent for development. The flat itself is stunning internally with high specification fixtures and fittings as well as a fresh, neutral décor scheme.

Viewing reveals an entrance vestibule with staircase to the upper level. The accommodation flows perfectly from the initial hallway and comprises of a spacious front facing lounge with direct access to the dining sized kitchen which has been fully upgraded in recent time. The kitchen comprises of a range of wall and floor mounted units with integrated oven, hob and extractor hood. There are two double sized bedrooms and completing the accommodation is the bathroom complete with WC, wash hand basin and bath with shower above. Furthermore the property has gas central heating and double glazing.

Externally there are extensive garden grounds as well as plenty of off street parking. Planning permission was previously sought by the current owners for development within the grounds which was awarded and could be re-applied for if desired.

## Situation

Conveniently positioned just off the main bus route connecting Hurlford and Kilmarnock, this property is suitable for various buyer types with the added convenience of local amenities right at the doorstep. These amenities include shops, a supermarket, restaurants, a pub, a Primary School, and various transportation links.

- Superb Presented Upper Flat
- Fresh Neutral Decor Scheme
- Extensive Gardens to Front, Side & Rear
- Previous Granted Planning Permission

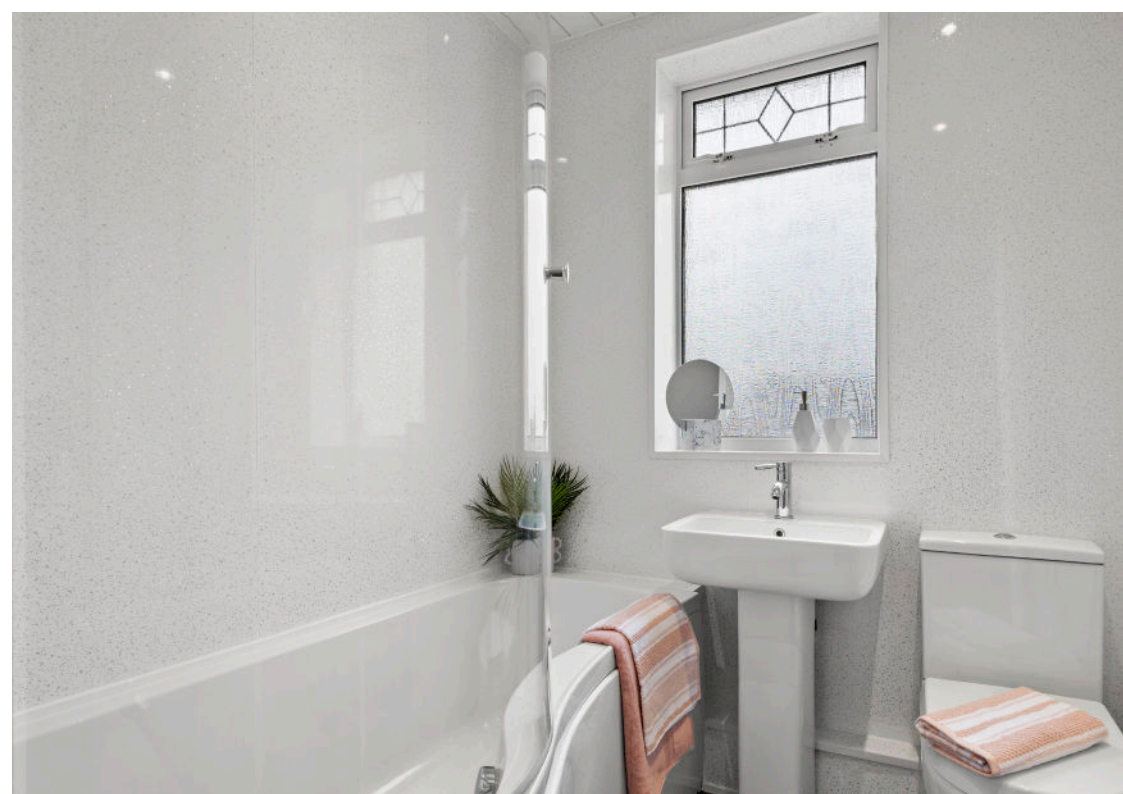


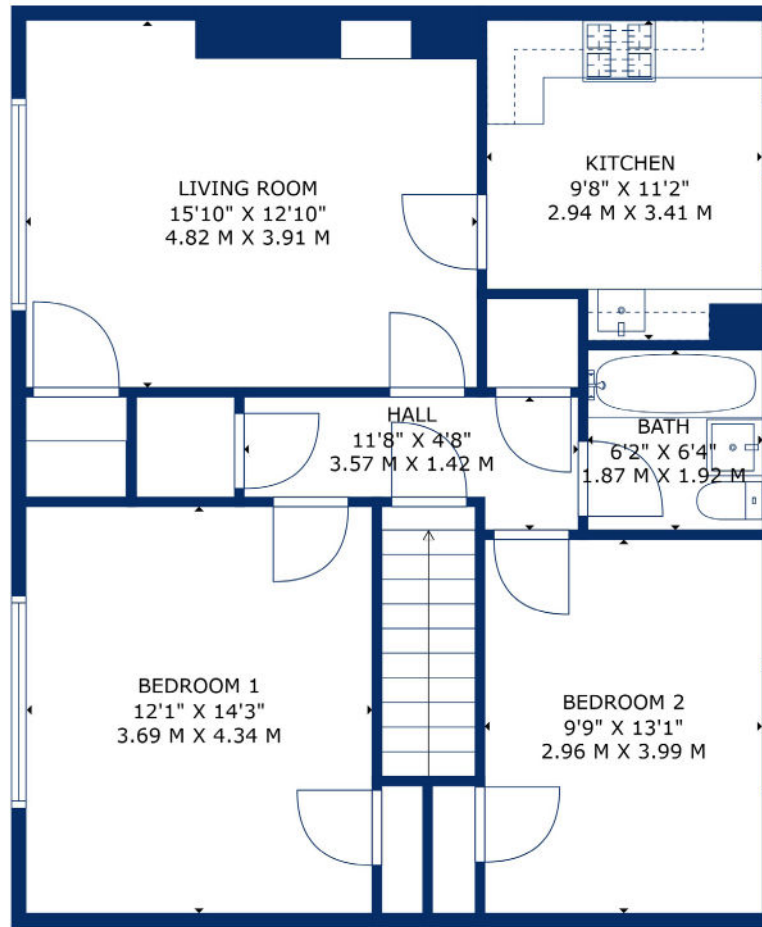
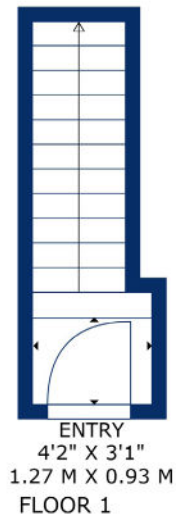
 2 Bedrooms

 71 sqm

 2 Public Rooms


 EPC Rating C





FLOOR 2



 51 Main Street, Prestwick  
**01292 471511**

 52 Bank Street, Irvine  
**01294 317013**



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