



# FOR SALE

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

1-3 AVENUE STREET, STEWARTON, KA3 5AP

Prominent position within Stewarton Town Centre

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C listed former civic building

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Planning for conversion to six flats with car parking

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Offers of £120,000 are invited

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## LOCATION

Avenue Street is an extension of Avenue Square within Stewarton Town Centre and is a mixed-use location at the heart of the town. There is public car parking next to the property.

Stewarton is located within the East Ayrshire region around 23 miles south of Glasgow, 11 miles southwest of Newton Mearns and 5 miles north of Kilmarnock. The town has a population of around 8,000 persons and has good road and rail networks to Glasgow and Kilmarnock, which has seen significant growth in new homes in the area over the past decade.

## DESCRIPTION

1-3 Avenue Street, is the category C listed former Stewarton Library, built in the early 1800s and of traditional stone construction, contained across three floors. The building is in a semi-derelict condition at present. There is an area of ground to the east adjoining the public car park that forms part of the building title.

## PLANNING

Planning was granted under reference 21/0597/PP along with listed building consent under reference 21/0598/LB, for the conversion of the building in to 6 x 2 bedroom flats with car parking.

Plans are available upon request.

## PRICE

Offers of £120,000 are invited for our clients heritable interest.

## EPC

EPC available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

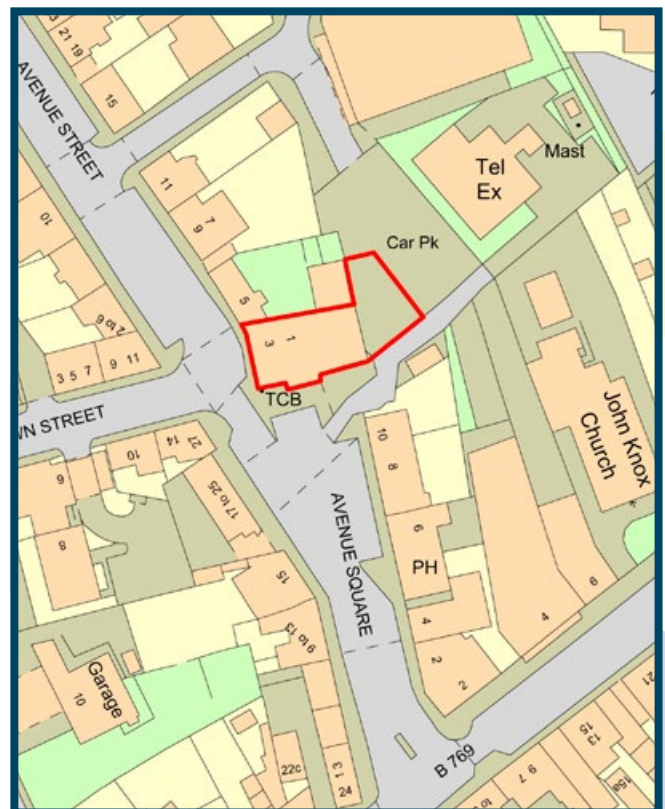
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