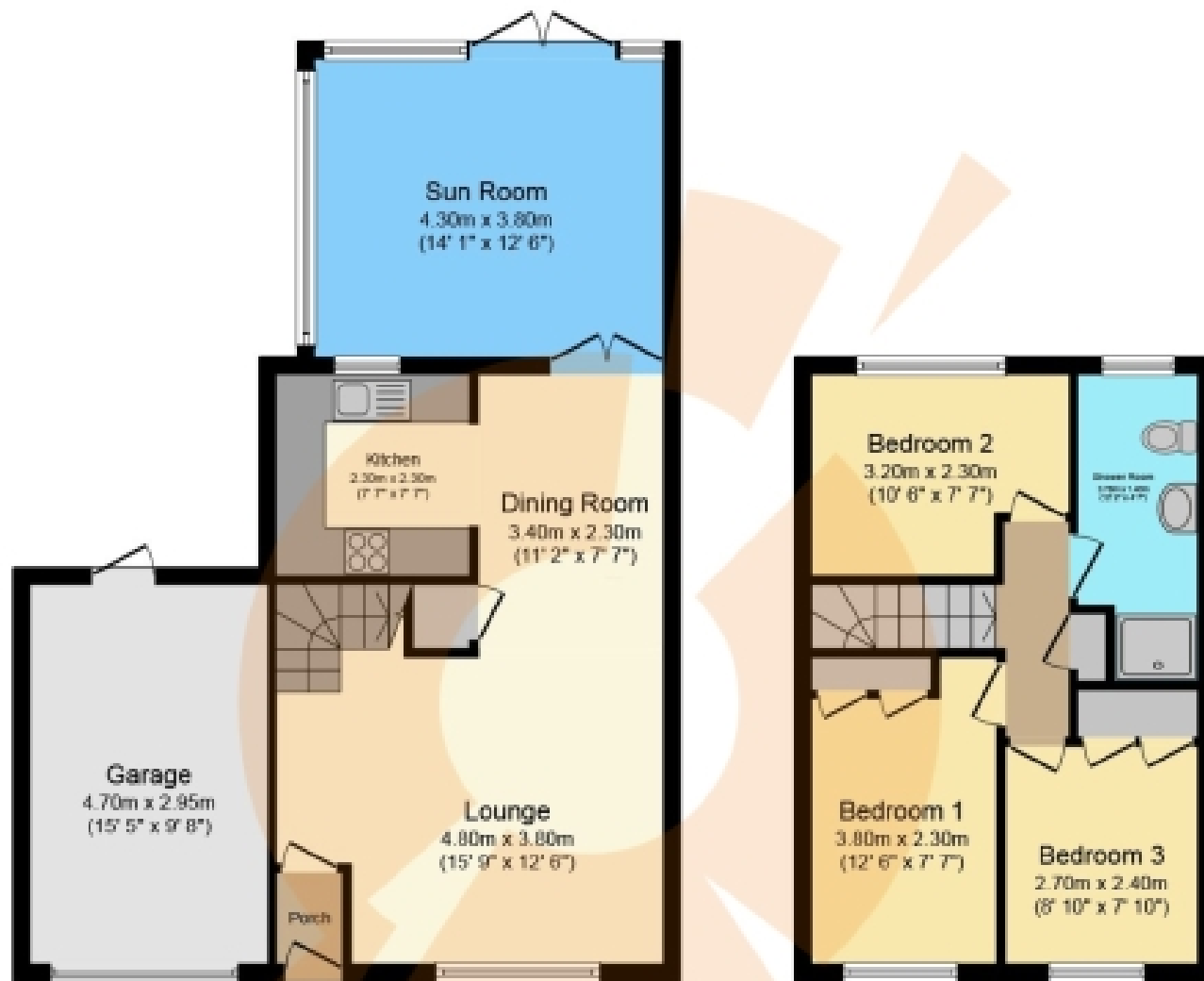




**4 Nairn Court, Kilwinning**

**Offers Over £149,995**





## Ground Floor

Floor area 66.3 sq.m. (713 sq.ft.)

## First Floor

Floor area 35.0 sq.m. (377 sq.ft.)

**TOTAL: 101.3 sq.m. (1,090 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* PRESENTED IN IMMACULATE CONDITION \*\* SUN ROOM \*\* FULLY PAVED REAR GARDEN \*\*BRIGHT AND FRESH DÉCOR \*\* TURN-KEY CONDITION \*\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report  
Welcome to No. 4 Nairn Court, Kilwinning. This property is a semi detached home set within a popular locale, and is presented in true walk-in condition. Externally, the property features a multi car driveway alongside the garage, providing convenient and safe off-street parking.

Entering the property, you will find just how well maintained the property is by our client. It features bright, fresh décor which flows throughout the entire property. The spacious lounge has masses of natural light pouring in through the bay windows and has a good sized designated dining area.

The kitchen is well appointed with bright and fresh décor. The brilliant white splash back tiling pairs well with the white marble effect counter tops. There is white hi gloss wall and base mounted cabinetry, providing plentiful storage space. The kitchen further benefits from an in built oven and electric induction hob.

Completing the ground floor, is a fabulously spacious sun room, the ideal space for entertaining guests on a warm summers' day and giving direct access to the garden.

On the first floor of the property, you will find 3 spacious bedrooms. Bedrooms 1 & 3 both benefit from in-built storage solutions. You will also find a shower room, comprising a walk in shower, w.c., and a wash hand basin encased within a stylish vanity unit.

To the rear of the property, there is an impressive, fully paved & enclosed rear garden, making this the ideal space for those looking for minimal upkeep.

The property further benefits from gas central heating and double glazing throughout.

Kilwinning itself has a great host of local amenities ranging including eateries, health centres, shops, transport links and schooling. Please check The Property Boom website for detailed information on local schooling. The West Coast with beautiful sandy beaches is only 10 minutes' drive or a short train journey away.

This property is sure to be very popular therefore we would highly recommend an early viewing. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)