



6 Waterside Road Kilwinning, KA13 7AX

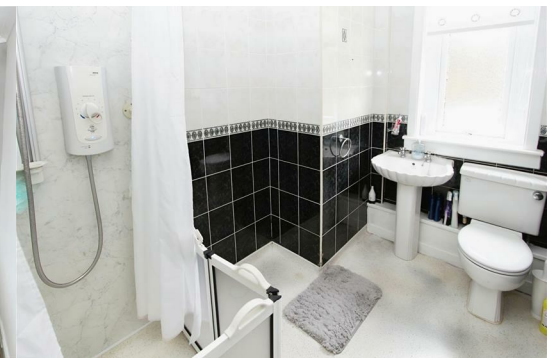
Offers over £97,000



Patch Estate Agents offers to the market this larger styled 2 bedroom semi detached villa situated in the popular Town of Kilwinning, North Ayrshire.

Accommodation comprises lounge, fitted kitchen, 2 double bedrooms and shower room.

Early Viewing Strongly Advised



Nestled within a quiet residential area of Kilwinning is this rarely available two bedroom semi detached villa with large driveway. The property offers spacious accommodation throughout, fitted kitchen, shower room, excellent storage and private well maintained gardens.

Internal accommodation comprises welcoming entrance hallway with useful storage. An inviting lounge overlooks the front of property and features a focal point fire which provides extra warmth if desired. A good sized fitted kitchen provides ample storage, integrated appliances, complimentary worktop surfaces and tiled splashback. A UPVC part glazed door provides direct access to rear garden.

On the upper level there are two generous sized double bedrooms. Bedroom one overlooks front of property and benefits from built in mirror wardrobes, bedroom two is rear facing and has ample room for freestanding furniture. A fully tiled shower room completes this rarely available home.

Glazing

This property benefits from Double Glazing.

Heating

This property benefits from Gas Central Heating.

Parking

This property benefits from Large Driveway.

Gardens

This property benefits from Private Front and Rear Gardens. The rear garden is mainly laid to lawn for ease of maintenance.

Accommodation Sizes (All sizes are approx)

Lounge 4.25m x 4.16m

Kitchen 2.67m x 2.84m

Bedroom One 3.96m x 4.43m

Bedroom Two 4.40m x 2.77m

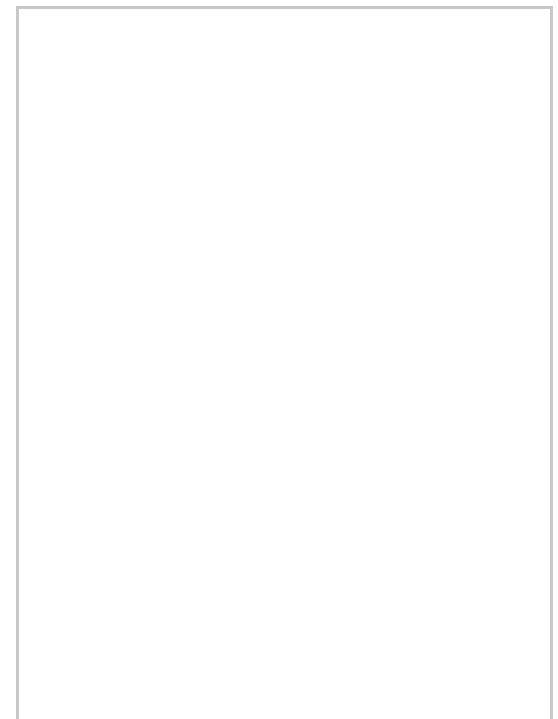
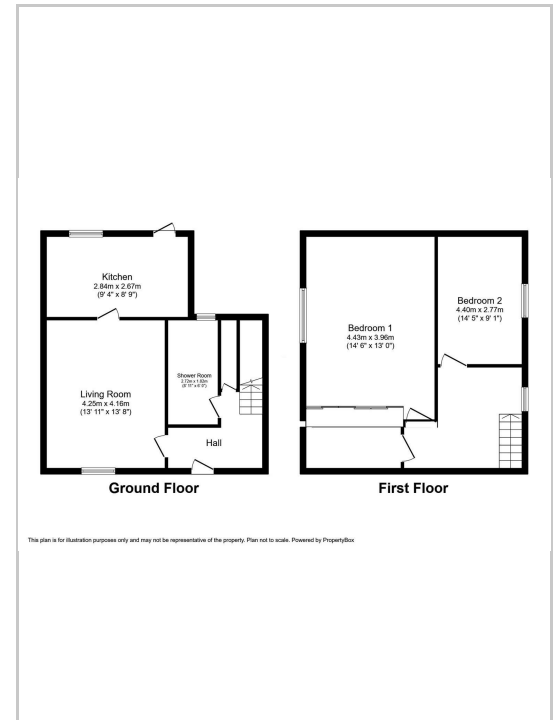
Bathroom: 2.72m x 1.82m

Area

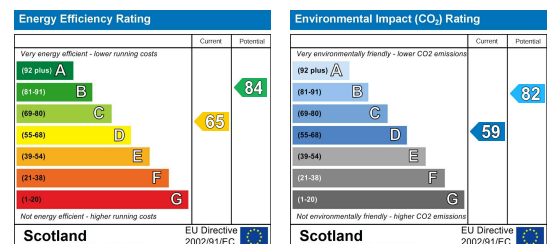
The property is situated in a quiet residential area of Kilwinning yet within easy reach is the Town Centre which provides access to a range of amenities including supermarkets, bars, restaurants and shopping. There are a number of local primary and secondary schools within the greater Kilwinning area. There is a regular bus and train service from Kilwinning to Ayr and Glasgow.

Early Viewing Strongly Advised

Floor Plans



Energy Efficiency Graph



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