



**3**

**Bedrooms**



**0**

**Bathroom**





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The accommodation is formed over two levels with the lower level comprising entrance hall, front facing lounge, well-proportioned dining kitchen which houses an ample range of base and wall units with complementary worktops and tiled splash-back areas and french doors which open to the rear facing sunroom. Front facing double bedroom with ensuite.

On the upper level is a further two bedrooms with fitted wardrobes, and three-piece family bathroom comprising bath with overhead shower and vanity unit which houses the wc and wash hand basin.

Outside Area

The property further benefits from large driveway allowing ample off-street parking. Fully enclosed landscaped rear garden with decked, patio and chipped areas, as well as a summerhouse.

The property requires cosmetic upgrades throughout.

Location

Kilwinning is an ideal location for access to a range of amenities including local shopping and supermarket facilities, excellent transport links and exceptional recreational opportunities in nearby Irvine including quality dining, beautiful harbour, beach, shops and sporting facilities.

For the commuter, the recently completed motorway links provides easy access to Glasgow etc. Prestwick International Airport is a short drive away giving access to regular flights to London, Dublin and Europe. In addition Kilwinning has mainline train links with Glasgow to the north and Ayr to the South.

Room Sizes (Approx.)

Lower Level

LOUNGE	4.15m x 3.29m
KITCHEN	4.23m x 2.34m
SUNROOM	2.43m x 2.11m
BEDROOM	4.52m x 2.48m
ENSUITE	2.48m x 1.89m

Upper Level

BEDROOM	3.28m x 3.19m
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BEDROOM	3.29m x 2.34m
BATHROOM	2.47m x 1.77m

<u>Outside Areas</u>	
SUMMERHOUSE	2.38m x 2.35m

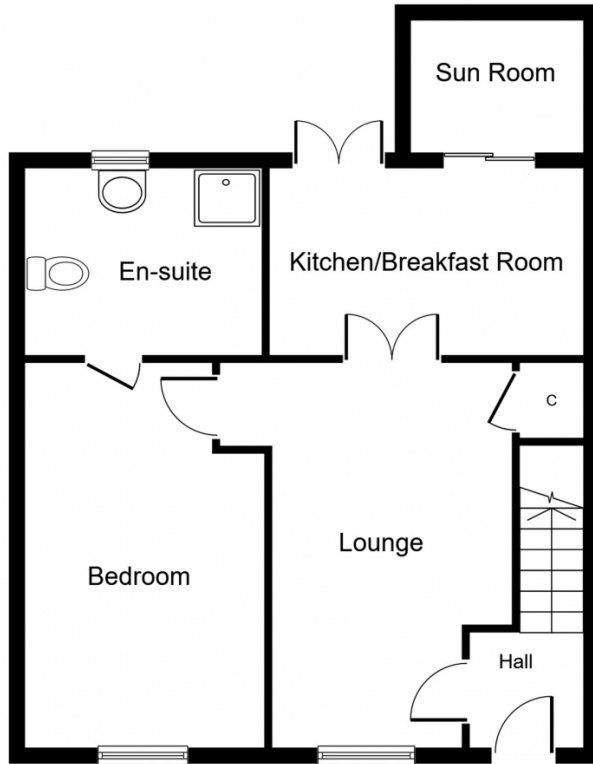
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Viewings Strictly by appointment.

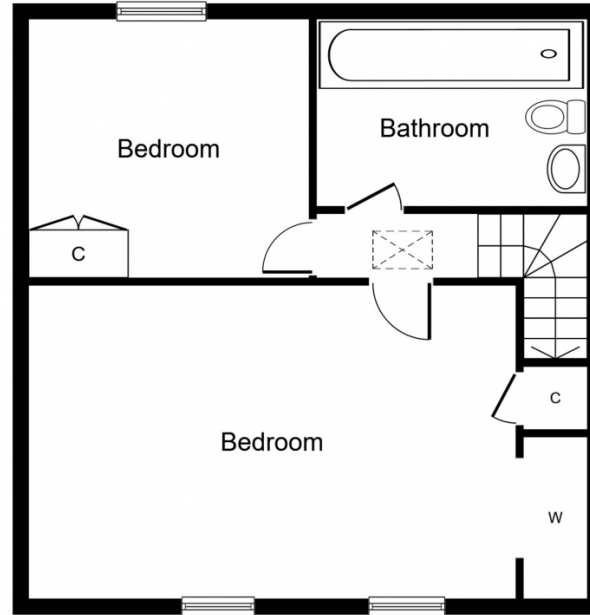
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OFFERS. Offers must be submitted in Scottish legal form to the sole selling agents. Formal note of interest should be registered prior to offering. A closing date will only be notified to parties who have registered interest through their solicitors. The seller reserves the right to accept any offer at any time.





**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Annanhill Place, Kilwinning, KA13

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

