



**72 Loudon Crescent
Kilwinning
KA13 6TS**

**Offers Over
£99,995**



DALLAS McMILLAN
SOLICITORS & ESTATE AGENTS

DESCRIPTION AND LOCATION

Situated within a popular residential area of Kilwinning, 72 Loudon Crescent presents an excellent opportunity to acquire a well proportioned two bedroom home offering fantastic potential for personalisation and improvement. This appealing property provides a solid foundation for buyers eager to modernise and create a stylish home tailored to their own taste and lifestyle.

The accommodation comprises a welcoming entrance hallway leading to a bright lounge with large front facing window allowing plenty of natural light. The kitchen, located to the rear, provides direct access to the garden and offers ample scope for redesign into a contemporary cooking and dining space. Upstairs, there are two generous double bedrooms, both providing excellent storage options, along with a family bathroom fitted with a three piece suite.

Externally, the home benefits from private garden grounds to both the front and rear, providing space for outdoor seating or landscaping potential. A detached garage offers additional storage or workshop possibilities, with on street parking also available nearby.

Further benefits include gas central heating and UPVC double glazing throughout, ensuring warmth and energy efficiency.

Located close to local amenities, schools, and transport links, Loudon Crescent offers a convenient setting within easy reach of Kilwinning town centre, train station, and road connections to Irvine, Ardrossan, and the A78/M8 motorway network, ideal for commuting to Glasgow and surrounding areas.

This property represents a superb opportunity for first time buyers, investors, or those seeking a home with scope to add value in a well connected and family friendly neighbourhood.



ACCOMMODATION

LOUNGE	10'10" x 13'8"
	3.31 m x 4.17 m
KITCHEN/DINING	14'0" x 7'10"
	4.27 m x 2.38 m
BEDROOM 1	10'11" x 10'4"
	3.32 m x 3.15 m
BEDROOM 2	7'9" x 11'0"
	2.36 m x 3.35 m
BATHROOM	5'10" x 7'9"
	1.78 m x 2.36 m
GARAGE	8'5" x 17'7"
	2.56 m x 5.35 m

VIEWING

Through solicitors on 0141 333 6750

ENTRY

By negotiation



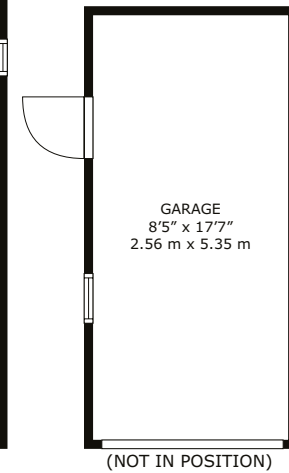
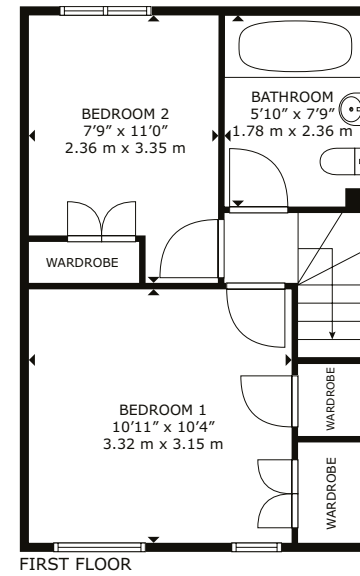
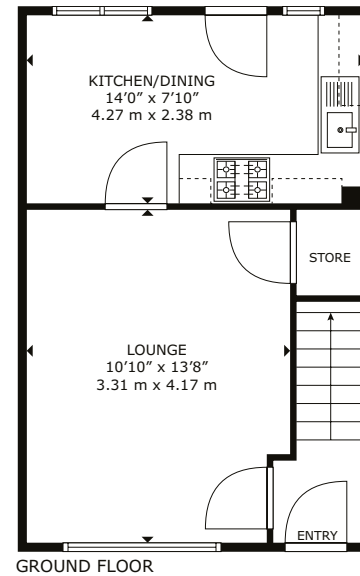


TRAVEL DIRECTIONS

Through solicitors on 0141 333 6750

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas nor water services nor any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



GROSS INTERNAL AREA
GROUND FLOOR: 302 sq. ft., 28 m²; FIRST FLOOR: 302 sq. ft., 28 m²;
GARAGE sq. ft., 14 m²; TOTAL AREA: 752 sq. ft., 70 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
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