



**BRUACH**  
PROPERTY

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2 KIRKHILL | KILWINNING | KA13 6NB

OFFERS OVER: £75,000



## 2 Kirkhill, Kilwinning

2 Kirkhill is located in the Ayrshire town of Kilwinning and overlooks a quiet cul-de-sac. This mid terrace house presents a wonderful opportunity for prospective buyers. Spanning two bedrooms across two inviting levels, the property boasts a flexible and functional layout that caters to the needs of a growing family or first-time homeowners. Ideally situated within easy reach of local schools and shopping amenities, this residence is perfectly positioned to provide a comfortable and convenient lifestyle. Viewing is highly recommended to fully appreciate all that it has to offer.



In more detail, a large entrance hallway provides access to the living/dining area, stairs to the first floor and, also two storage cupboards. Off the hallway to the left you will find a spacious living and dining area, with views over the front and rear gardens. Off the dining area is the kitchen fitted with an array of wall and floor mounted units, stainless steel sink, space for a cooker and white goods. The kitchen further benefits from having an additional storage cupboard and an external door that leads to the garden.

On the upper floor you will find two double bedrooms and a bathroom. Bedroom one is a rear facing double bedroom with views across the rear garden and benefits from built-in wardrobes. Bedroom two is found to the front of the property with views over the front garden with storage cupboard. Completing the accommodation is a family bathroom complete with bath, over bath shower, wc and sink.

The garden to the front of the property is laid to gravel with a pathway to the property and separate access to outside storage for the property. The rear of the property you will find a good sized enclosed garden laid to grass with paving slabs providing a pathway.

Further benefits to this property include double glazing, gas central heating, and front and rear gardens. Off-street shared residential parking is available.



Below: Dining Area





Below: Kitchen





Below: Hallway



Viewing strictly by appointment only, please contact  
Bruach Property on Tel:01292 690940  
or  
Email: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
Ref No. : BRU3117

Below: Bedroom One



Below: Bedroom Two



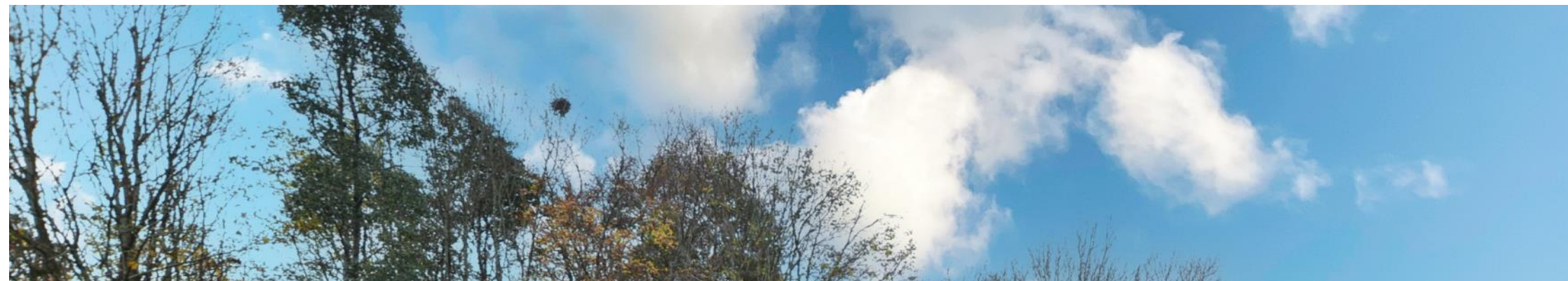


Below: Bathroom Room



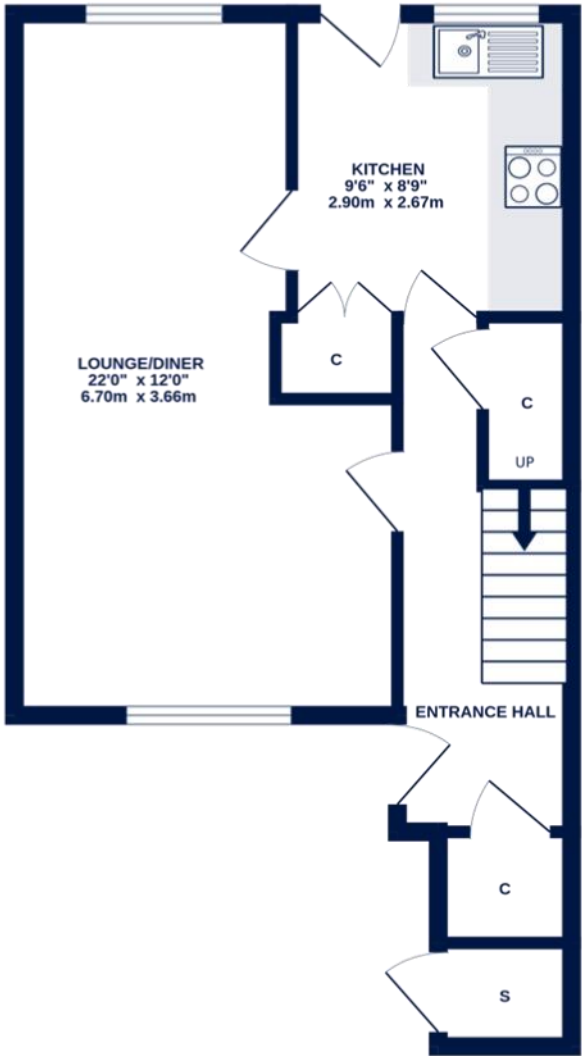


Below: Rear Garden

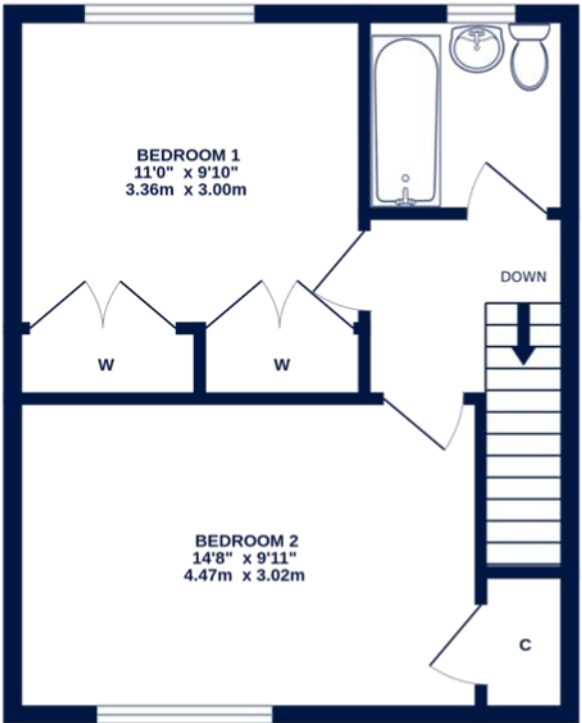




GROUND FLOOR



1ST 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 misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





**GENERAL REMARKS**

**Services:**  
The property has mains water, drainage and electricity. Heating is by gas central heating. The property windows are double glazed. Note: The services have not been checked by the selling agents.

**EER Rating:**  
EER: C72

**Council Tax:**  
The property is band B and the amount of council tax payable for 2024/2025 is £1554.40.  
North Ayrshire Council Tel: 01294 310000

**Viewing:**  
Strictly by appointment with Bruach Property Ltd ,1 Templehill , Troon, KA10 6BQ  
Tel:01292 690940 or Email troon@bruachproperty.com

**Possession:**  
Vacant possession and entry will be given on completion.

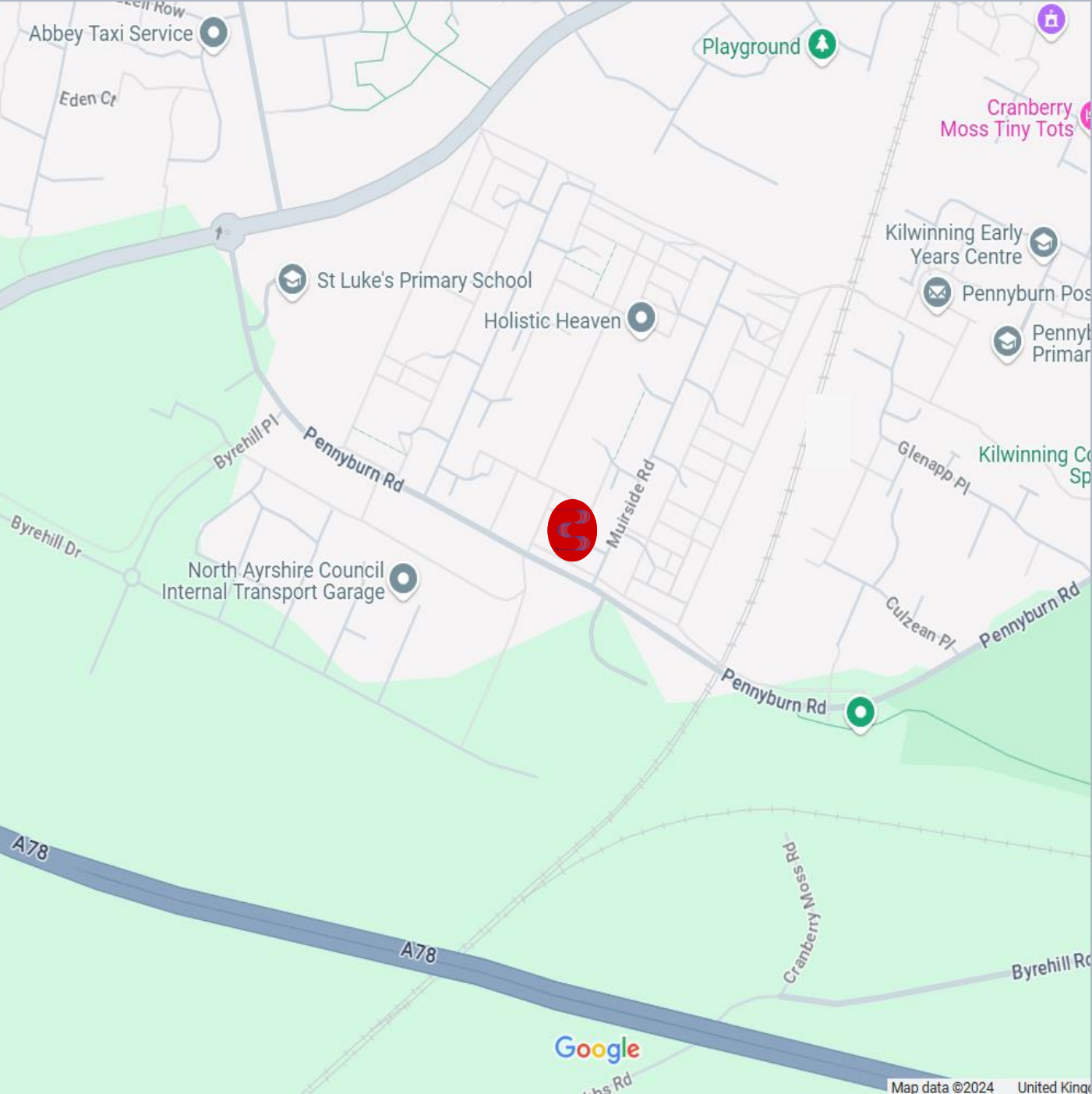
**Offers:**  
Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

**Closing Date:**  
A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

**Fixtures and fittings:**  
All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

**Servitude rights, burdens and wayleaves:**  
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.







## I'm interested!

To find out more about the property in the schedule or to arrange a viewing email [info@bruachproperty.com](mailto:info@bruachproperty.com) or give us a call stating the address in the title of the email or call.

## Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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### GIRVAN

**31 Dalrymple Street | Girvan | South Ayrshire | KA26 9EU**

**E: [info@bruachproperty.com](mailto:info@bruachproperty.com)  
T: 01466 715 065 | F: 01465 238002**

### TROON

**1 Templehill | Troon | South Ayrshire | KA10 6BQ**

**E: [troon@bruachproperty.com](mailto:troon@bruachproperty.com)  
T: 01292 690940 | F: 01292 737 570**

#### Important Notice

Bruach Property for themselves and for the sellers of this property, whose agents they are, give notice that:

The sales particulars are produced in good faith and are substantially correct overall; a description is given as a general guide to purchasers and does not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and are believed to be correct. Any intending purchaser(s) should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Bruach Property Ltd has any authority to make or give any representation to warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the sellers.

No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that are for sale, have been sold, let or withdrawn. Photographs and particulars were taken in November 2024.