



For Sale:

4 Bedroom  
Detached Villa

Fixed Price £380,000

5  
Swan Mews  
Kilwinning  
KA13 7QE

For more information contact:

01294 44 67 88  
irvine@donaldross.co.uk



[www.donaldross.co.uk](http://www.donaldross.co.uk)





# 5, Swan Mews, Kilwinning, KA13 7QE

Introducing an exquisite opportunity to own a luxurious four or five-bedroom newbuild detached villa with generously proportioned accommodation, nestled in the prestigious Eglinton Country Park near Irvine. This exclusive home offers a rare blend of elegance and modernity in a highly sought-after location.

- Welcoming Entrance Hall
- Formal Lounge
- Family Room (5th Bedroom)
- Kitchen
- Utility room & downstairs WC
- Four Double Bedrooms
- Bathroom Bath With Separate Shower
- En-suite Shower Room
- Large Garage & Extensive Garden Grounds
- 10 Year Guarantee with Build Warranty [www.buildwarranty.co.uk](http://www.buildwarranty.co.uk)

**Council Tax**  
Band F

**Energy Efficiency Rating**  
Band

**Viewing**  
Is by appointment only which can be arranged by contacting us on:

Tel: 01294 44 67 88  
Email: [irvine@donaldross.co.uk](mailto:irvine@donaldross.co.uk)

Mon to Fri: 9am – 5:30pm  
Sat: 10am – 2pm  
Sun: 10am – 2pm

Fixed Price £380,000















































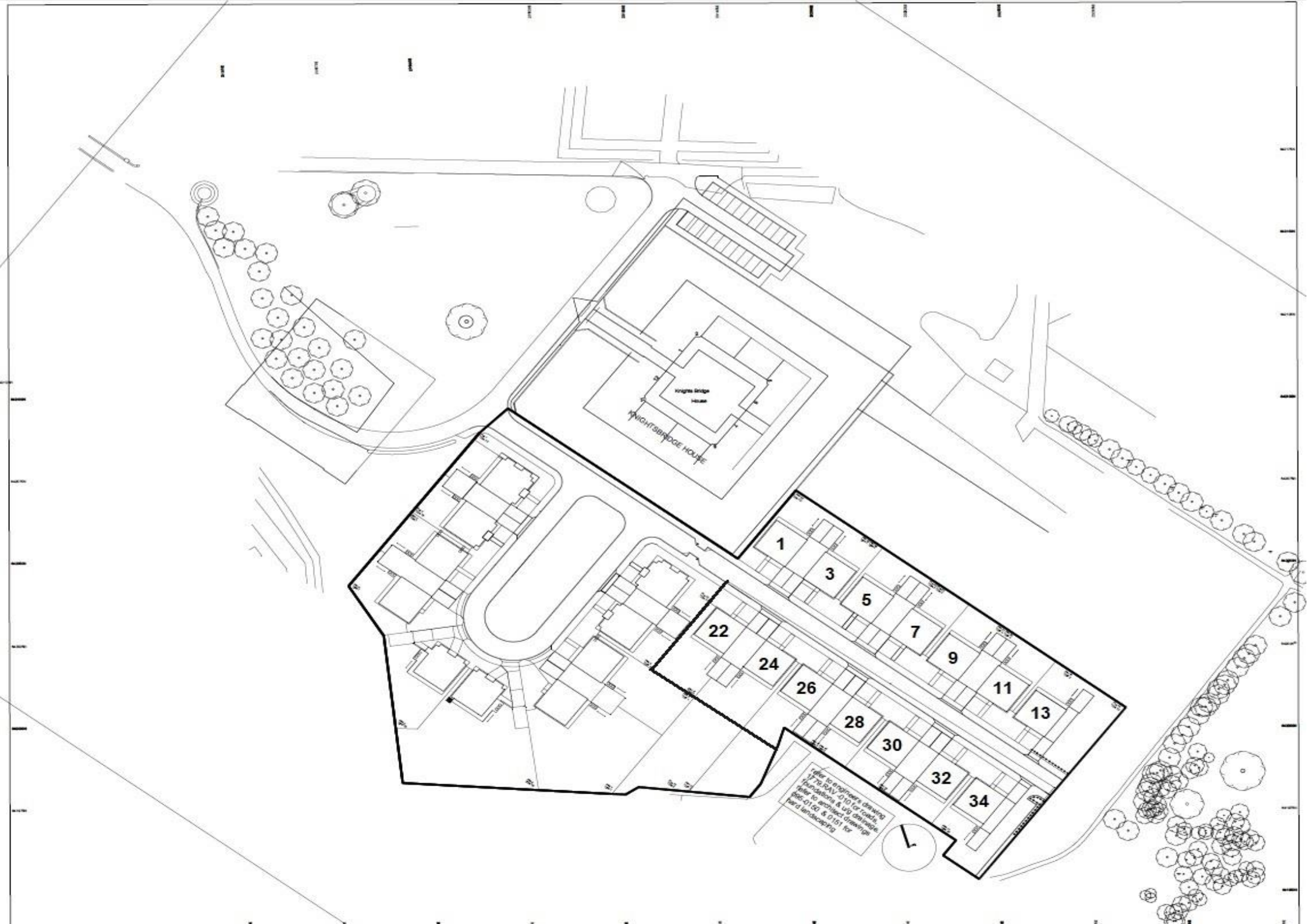












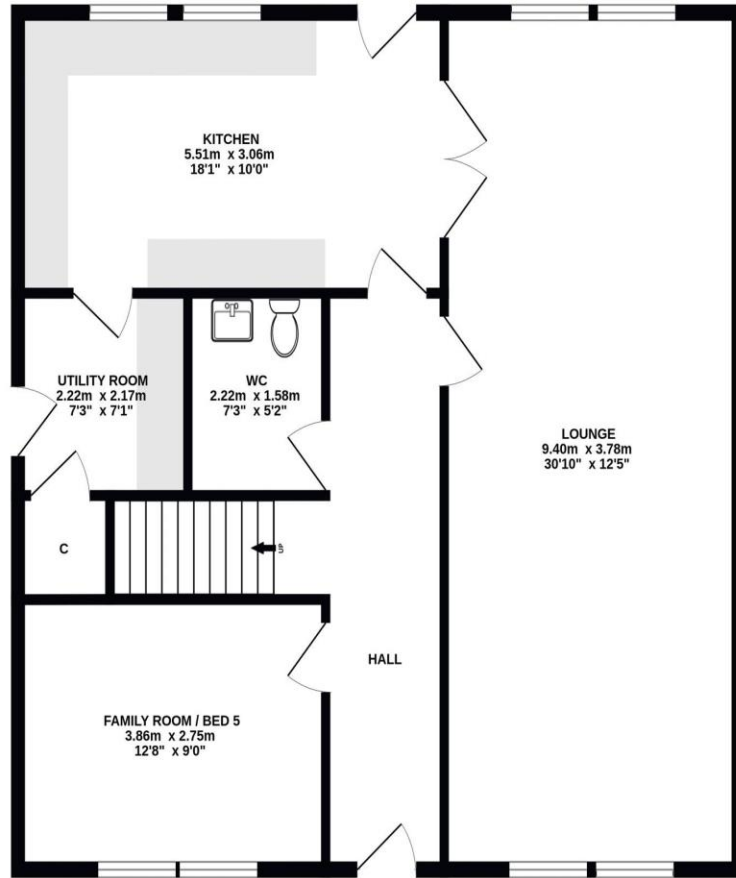
Knightbridge House  
KNIIGHTBRIDGE HOUSE

Refer to engineer's drawing  
1770 RAV 010 for roads,  
foundations & lift shafts.  
Refer to architect's drawing  
RAC-0100 & 0101 for  
hard landscaping

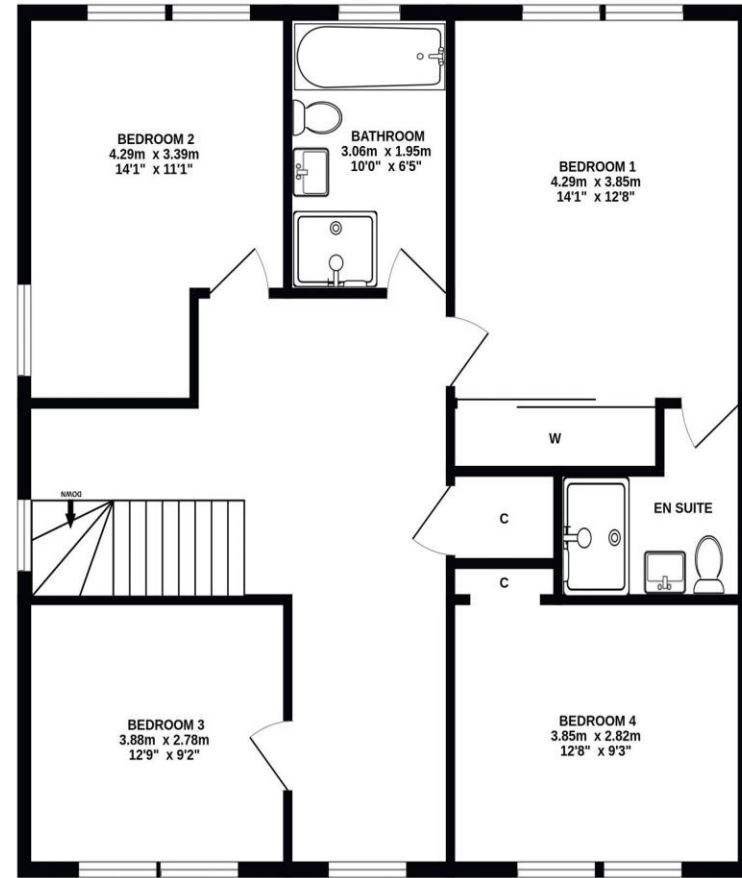


# Gross Internal Floor Size 175 m<sup>2</sup>

## GROUND FLOOR



## 1ST FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan 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.  
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