



9 McGavin Way, Kilwinning

In Excess of **£260,000**

DONALD
ROSS
RESIDENTIAL



9 McGavin Way

Kilwinning, Kilwinning

Spacious four - bedroom bungalow on large wrap-around plot with modern kitchen/dining, two stylish shower rooms, double garage, two driveways. Walk to town centre, train station, schools & college.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four well-proportioned bedrooms in bungalow format (single-level living)
- Modern contemporary kitchen and integrated dining area – ideal for open living
- Two high-quality shower rooms
- Large plot with wrap-around garden – outdoor space on all sides
- Double garage – ample space for vehicles or workshop/hobby area
- Two driveways – excellent parking capacity for vehicles or guests
- Convenient walking distance to town centre and train station
- Close proximity to local schools and the college – family friendly
- Spacious layout offering versatile room usage (home office, guest room, etc)
- Blend of style and practicality – quality finish, large plot, excellent location



















































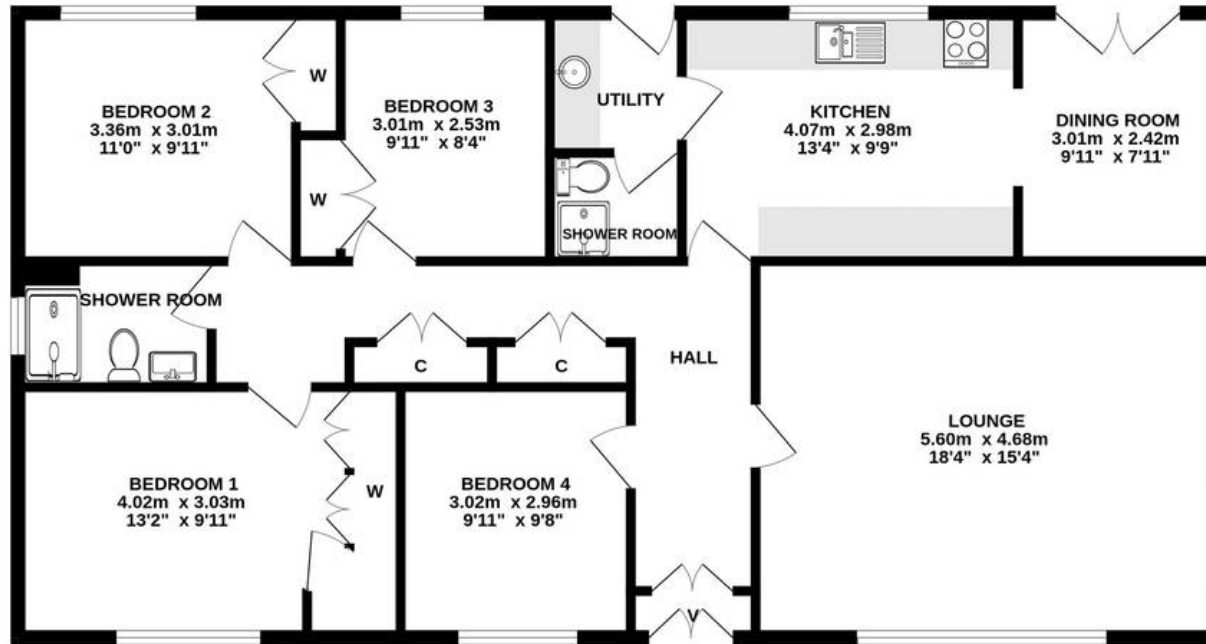




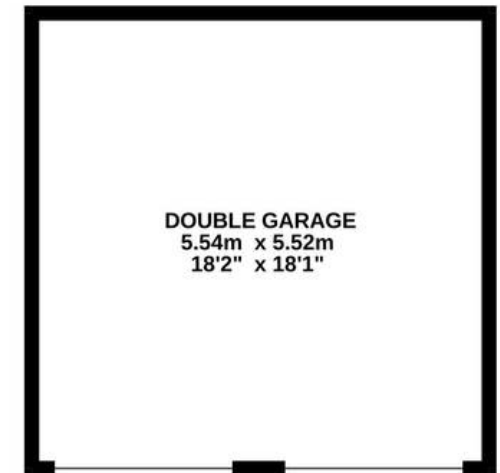




GROUND FLOOR



DOUBLE GARAGE



ALL MEASUREMENTS TAKEN AT WIDEST POINT.

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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