



MONTGREENAN
PROPERTY GROUP



9 Ladyacre
Kilwinning, KA13 7DW

Offers in excess of £250,000



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***** UNEXPECTEDLY BACK ON THE MARKET 26TH JULY 2024
***** Montgreenan Property Group are absolutely delighted to present to the market 9 Ladyacre, Kilwinning

This fabulous & deceptively spacious home (150 m2) was originally built by the current vendor's family 63 years ago. Testament to the build quality, well proportioned flexible rooms, large leafy child & pet friendly plot, plus being set within one of Kilwinning's finest residential locations, it's no surprise that this is the 1st time we are seeing it on the market.

No.9 presents an exciting & rare opportunity to obtain a wonderful home within this exclusive & much sought after district of Kilwinning.

Particularly suited to families looking for a forever home they can put their own stamp on, as well as those purchasers downsizing as the majority of the accommodation is ideally formed on the lateral ground level.

In summary, the subjects comprise; welcoming sun porch reception hallway with cloakroom cupboard off, spacious & comfortable semi open plan sitting / dining room, large dining kitchen with utility room & pantry off, wet room & a very well proportioned double bedroom & a family room / 4th bedroom / home office.

On the 1st floor there are 2 large double bedrooms with built in wardrobes, abundant eves storage & a WC.





Externally No.9 sits at the bottom of the quiet cul de sac on a vast plot with gated driveway & garage providing secure off-street parking for several vehicles.

Further enhancing No.9 are the exemplary mature enclosed child & pet friendly garden grounds which are ideal for outdoor entertaining.

Ladyacre is a quiet & pretty cul de sac moments from McGavin Park. It's an exclusive & very convenient residential locale, benefiting a comprehensive range of amenities including excellent schools, supermarkets, retail shopping & abundant recreational facilities.

For the commuter there are excellent road & rail links to Glasgow & surrounding areas.

Early viewing advisable!



