



**Kirkhill, Kilwinning KA13 6NB**

**welcome to**

## **Kirkhill, Kilwinning**

ALLEN & HARRIS are delighted to offer this very smart three bedroom end of terrace house in the ever popular Pennyburn estate on the edge of Kilwinning. Ideal first time purchase.

### **Entrance Hall**

### **Lounge Diner**

14' 3" min x 11' 4" max ( 4.34m min x 3.45m max )

### **Kitchen**

11' 11" x 8' 10" max ( 3.63m x 2.69m max )

### **Landing**

### **Bedroom One**

13' 3" min x 9' 5" ( 4.04m min x 2.87m )

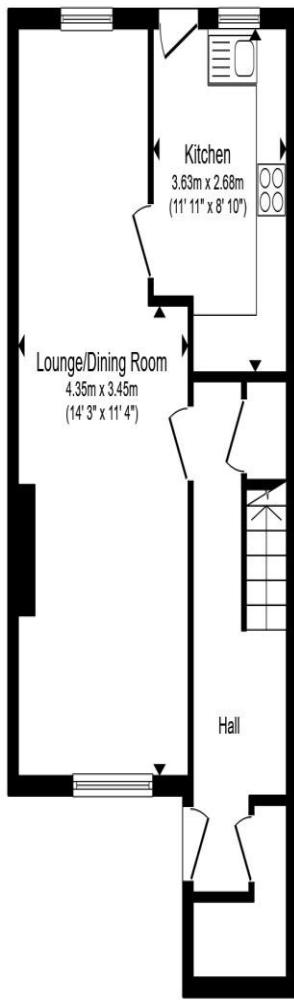
### **Bedroom Two**

11' 2" min x 10' 1" ( 3.40m min x 3.07m )

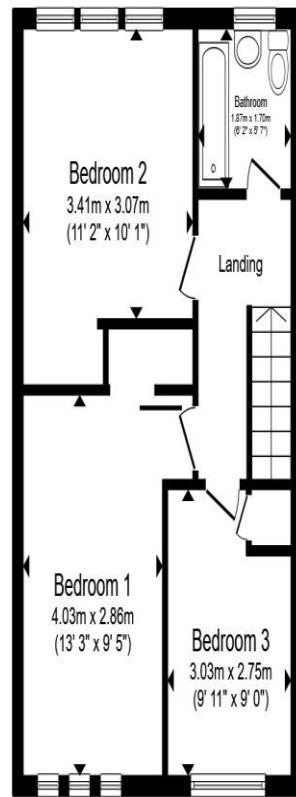
### **Bedroom Three**

9' 11" max x 9' ( 3.02m max x 2.74m )

### **Bathroom**



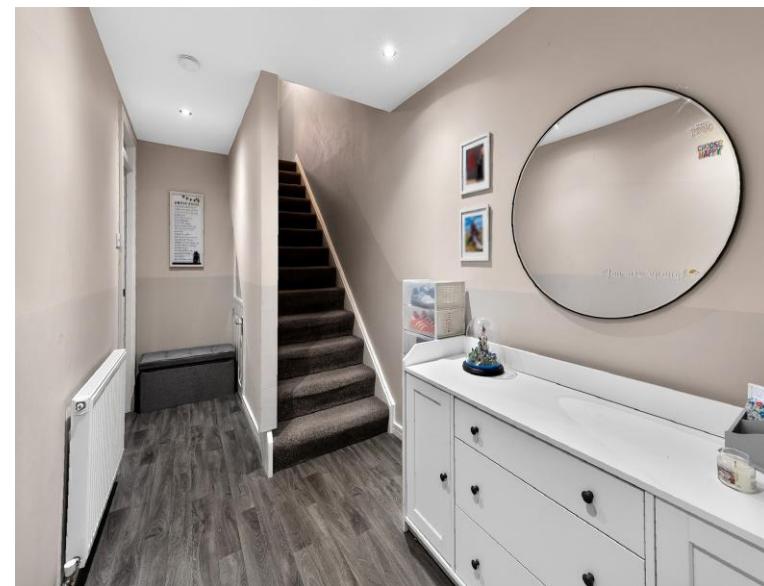
Ground Floor



First Floor

Total floor area 89.0 m<sup>2</sup> (958 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to  
**Kirkhill,  
Kilwinning**

- Three bedrooms
- Lounge Diner
- Gas central heating
- Double glazing
- 

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

**£95,000**



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Property Ref:  
IRV109416 - 0002

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