



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)

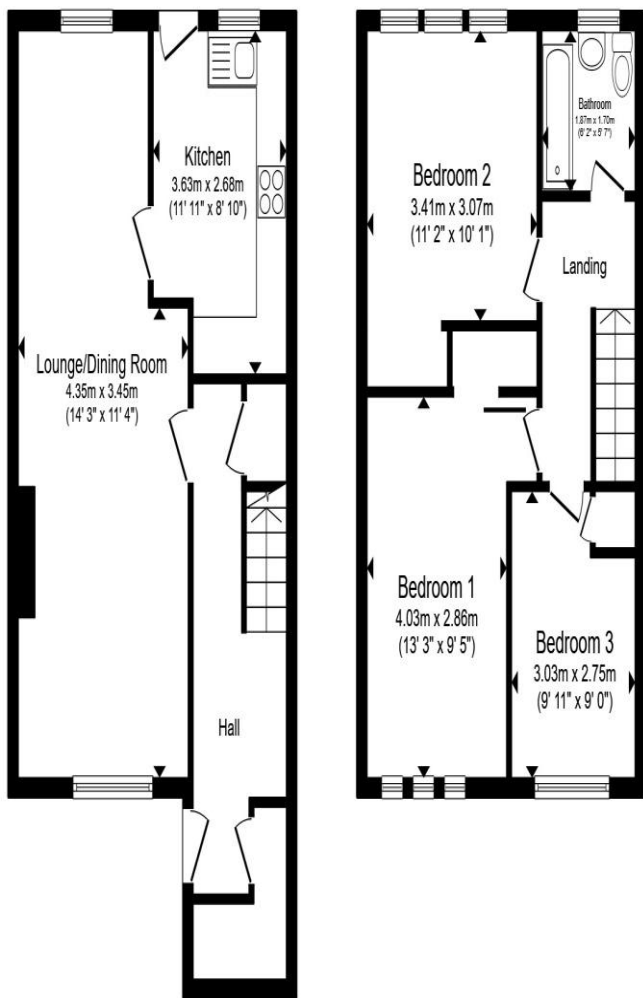
Bedroom Two

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

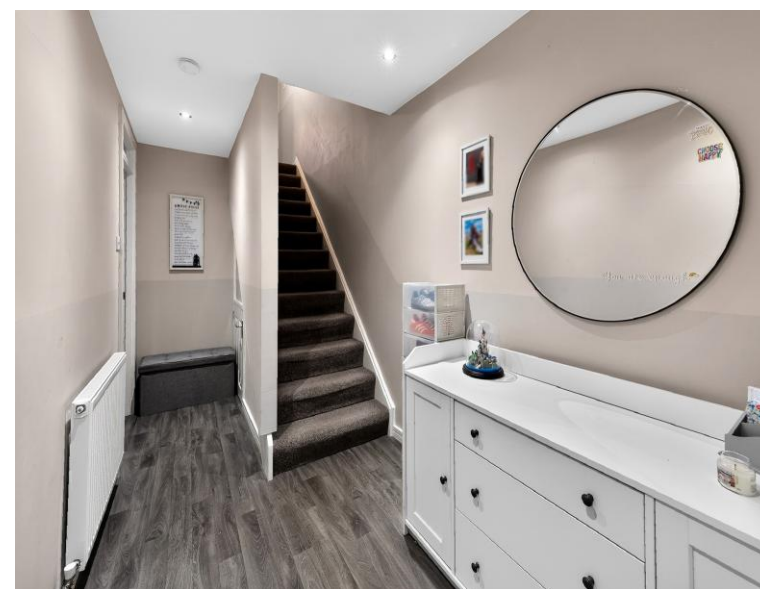


Ground Floor

First Floor

Total floor area 89.0 m² (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



**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



view this property online allenandharris.co.uk/Property/IRV109416



Property Ref:
IRV109416 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris Scotland is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01294 271151



Irvine@allenandharris.co.uk



31 Bank Street, IRVINE, Scotland, KA12 0LL



allenandharris.co.uk