



**Ardmillan, Kilwinning KA13 6LR**



**welcome to**

## **Ardmillan, Kilwinning**

This end of terrace house is located on the edge of the popular Pennyburn estate with a wooded outlook. The property has been in the same family for over 40 years and is a NO CHAIN sale. Re roofed.

### **Entrance Hall**

### **Lounge Diner**

25' 8" x 18' 1" narrowing to 7' 10" ( 7.82m x 5.51m  
narrowing to 2.39m )

### **Kitchen**

9' 10" 9 x 9' 9" ( 3.00m 9 x 2.97m )

### **Sun Lounge**

16' 9" x 7' 1" ( 5.11m x 2.16m )

### **Landing**

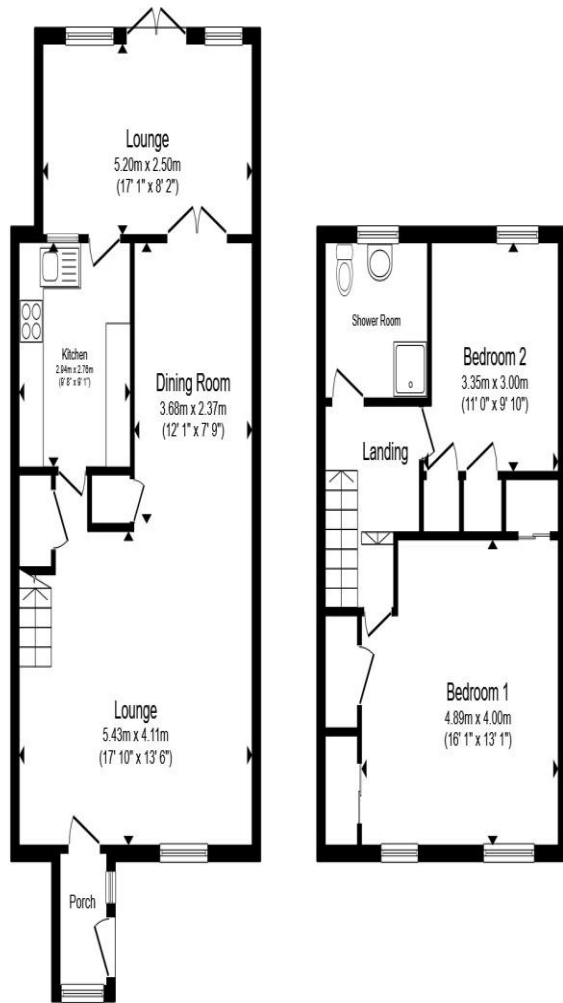
### **Bedroom One**

15' 11" x 13' 1" max ( 4.85m x 3.99m max )

### **Bedroom Two**

11' 2" x 9' 11" ( 3.40m x 3.02m )

### **Bathroom**



**Ground Floor**

**First Floor**

Total floor area 107.0 m<sup>2</sup> (1,152 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 Ardmillan, Kilwinning

- End terraced house
- Wooded outlook
- NO CHAIN
- 2/3 bedrooms
- Conservatory

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over  
**£85,000**



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Property Ref:  
IRV109380 - 0003

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