



73 KILWINNING ROAD

IRVINE

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7 | BEDROOMS

4 | BATHROOMS

4 | PUBLIC ROOMS

'This unique seven-bedroom detached home offers picturesque views across Ravenspark Golf Course. Situated in a peaceful child-friendly cul-de-sac, the property benefits from a double garage, a private south-west facing garden, and a granny annexe with its own side entrance. Inside, you'll find a formal lounge and open plan dining room, a bright breakfasting kitchen, a home office, and a principal bedroom with a walk-out balcony and en suite. Perfect for families, this home blends comfort and elegance in an exceptional setting.

Number 73 is set within beautiful south-west facing private garden grounds near the end of a private cul-de-sac set back off the popular Kilwinning Road. This fantastic property has been meticulously designed and lovingly built to create an impressive executive home.

This remarkable detached property offers an unparalleled lifestyle with picturesque views over Ravenspark Golf Course. With six spacious bedrooms, plus a granny annex and a double garage, this home is designed to impress with both its spacious light-filled interior and beautiful, private, garden grounds.

Upon entering, you're greeted by a generous reception hall that flows into a formal lounge and open-plan dining area, both offering stunning views across toward the golf course and the private rear garden. The fitted breakfasting kitchen, complete with an open dining area, Rangemaster gas cooker, Samsung American style fridge/freezer, and Hotpoint integral dishwasher, leads through to a separate utility room with door to garden. There is a modern shower room/w.c with built-in storage off the reception hall. The home office/family room completes the ground floor accommodation.

Upstairs, the principal bedroom steals the show with a private balcony that invites you to step out through sliding patio doors, taking full advantage of the picturesque golf course views and the south-west facing orientation. This bedroom also features a spacious en-suite shower room. The remaining five bedrooms are all generously proportioned. The family bathroom completes the upper floor accommodation.

The unique addition of a self-contained granny annexe with a private entrance and a connection to the main house through the family room offers extra versatility, which is perfect for the extended family or as an Airbnb opportunity.

The outdoor space is equally impressive with south-west facing completely private gardens, a large lawn area and a generous driveway to the front for multiple cars, leading to a double garage. This home blends space, luxury, and a beautiful setting, and is ideally positioned close to the amenities of Irvine town and for transport links to Glasgow and beyond, therefore, early viewing is essential.





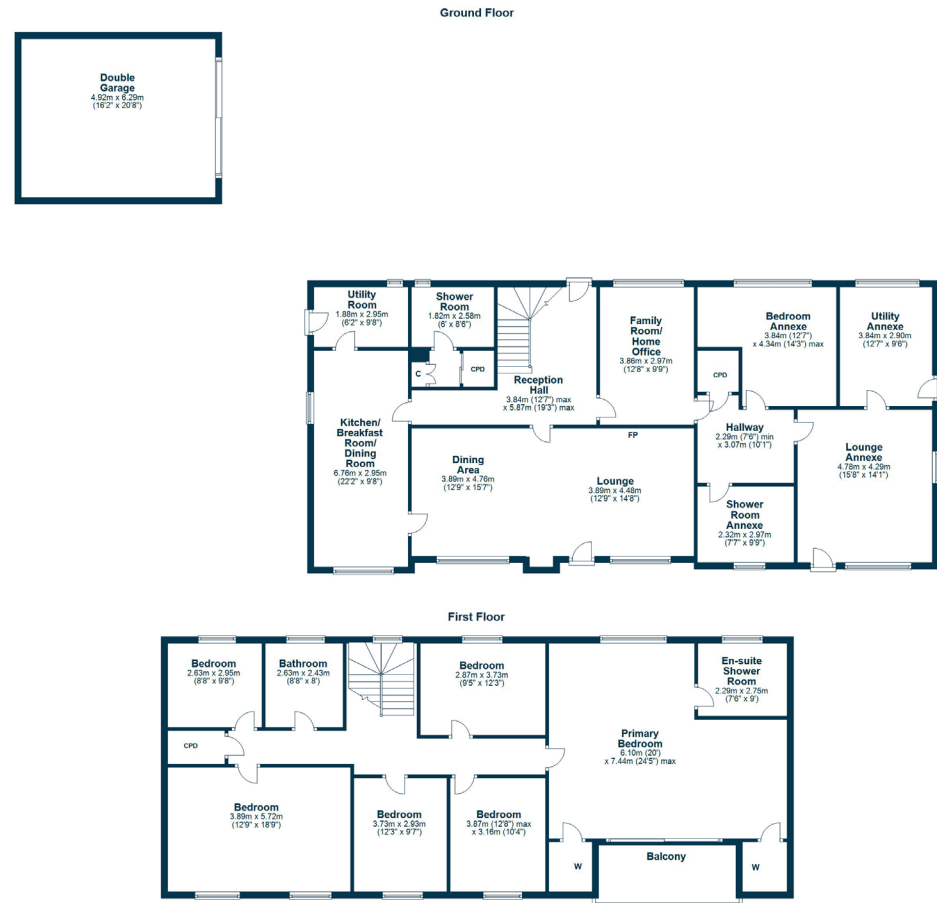












Irvine is an ancient burgh and a vibrant and thriving market community that benefits from a coastal position and close proximity to Glasgow Airport, flying to locations throughout the world, and Prestwick International Airport, which links to destinations throughout Europe.

There is a comprehensive range of local amenities in both Kilwinning and Irvine, including retail shopping, supermarkets and leisure facilities, including the Portal Leisure Centre.

Irvine has a championship golf course at Bogside, less than five minutes from the site, and Royal Troon, host of the Open Championship, can be found in nearby Troon. Both primary and secondary schooling is close at hand and there is a generous collection of popular pubs, restaurants and cafes. There is a mainline rail station at Irvine and Kilwinning and a regular bus service to Glasgow. The M77 dual carriageway links to Ayr and Kilmarnock, while the A737 allows swift commuting within 20 minutes to Glasgow.

TR1899 | Sat Nav: 73 Kilwinning Road, Irvine, KA12 8SU

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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