



# Semi-detached Villa

4 Howden Avenue, Kilwinning, KA13 7AQ



# 4 Howden Avenue

Taylor and Henderson are delighted to bring to the market this spacious semi detached villa which is located within an established residential pocket in easy access of all local amenities. The well proportioned, versatile family accommodation on offer comprises conservatory, hallway with under-stair cupboard, shower room, open planned dining room/lounge with feature log burner and patio doors to garden. Fitted kitchen into side porch with a door out onto the generous driveway accessing the rear garden. The upper level offers 3 double bedrooms, 1 family bathroom and a storage cupboard. Features include double glazing, gas central heating, generous storage, log burner fireplace, new boiler fitted 2024. The front garden has a generous monoblock driveway which can accommodate 5/6 cars, grey decorative chipped area to the right hand side behind black wrought iron fencing, 2 steps up to the conservatory. The rear garden has 2 patio seating areas on a raised decked section, 1 is under a timber pergola. There is a double garage, 1 side is currently for storage and the other is a summer house. There is also a wet room with a hot tub. Kilwinning offers a wide range of local amenities to include shops, schooling at both primary and secondary levels, bus routes and excellent road links to both Glasgow and Ayr and is well located for ease of travel by road and rail throughout West Central Scotland. Transport links within the area are excellent with a regular (15 minute at peak travel times) train service to Glasgow from Kilwinning. Glasgow and Prestwick Airport are 20 and 15 miles respectively with regular scheduled international flights.

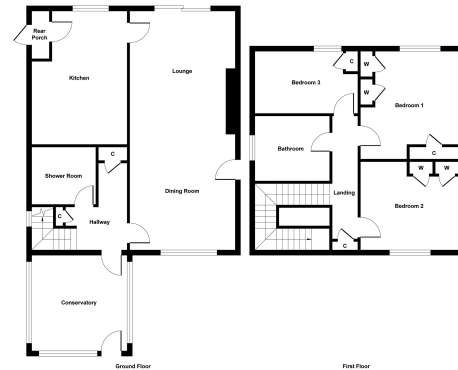
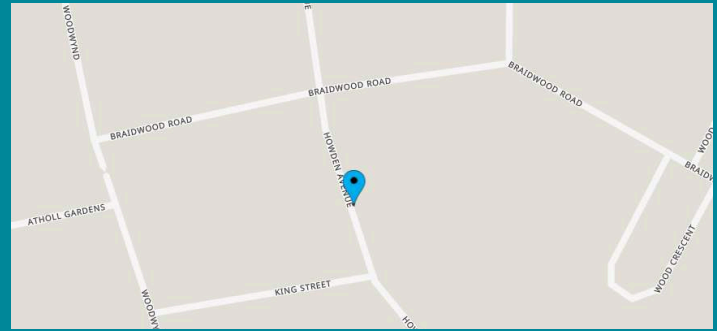


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Conservatory	9'5 x 10'5
Shower Room	7'5 x 6'5
Dining Room	11'9 x 9'6
Lounge	14'8 x 11'9
Kitchen	11'6 x 8'7
Side Porch	3'3 x 3'3
Bedroom 1	10'8 x 13'4
Bedroom 2	11'9 x 9'6
Bedroom 3	11'3 x 8'6

Viewing  
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Reference E490660



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