



Rarely available GROUND FLOOR QUARTER VILLA situated in a popular area of West Kilbride.

34 Lawfield Avenue, West Kilbride KA23 9DG

Offers Over: £79,000

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Rarely available GROUND FLOOR QUARTER VILLA situated in a popular area of West Kilbride. West Kilbride is a very popular coastal village which benefits from a regular train service to Glasgow and other parts of Ayrshire. The village has its own thriving primary school and is recognised as Craft Town Scotland. There are a range of craft shops within the village, coffee shops and other shopping facilities. The property is conveniently located close to a local shop, a bus route and is also handy for the train station.

The property has its own front and rear entrances and its own private driveway. There is an attractive front garden and fully enclosed generous rear garden.

The accommodation itself comprises, lounge, two double bedrooms, dining kitchen and shower room. The property also benefits from gas central heating and double glazing.

Early viewing is highly recommended.

ENTRANCE

On entering the property, there is an internal vestibule leading to a hall. The hallway benefits from a radiator and power points.

There are two useful sized cupboards off the hall.

LOUNGE 14'5' x 12'7'

Spacious lounge with window to front of property. Feature fireplace, shelved alcove, power points, laminate flooring.

KITCHEN 10'1' x 9'8'

Good sized dining kitchen with window to rear, rear door, range of modern wall and floor units. Stainless steel sink and drainer. Power points, partly tiled. Vinyl flooring.

BEDROOM ONE 13'5' x 11'8' at maximum

Spacious double bedroom with window to front. Radiator, point points, laminate flooring.

BEDROOM TWO 13'5' x 9'8' at maximum

Another spacious double bedroom with window to rear. Radiator, power points, carpet.

SHOWER ROOM/WET ROOM 5'11' x 5'11'

Modern wet room with white WC and wash hand basin. Window to rear. Radiator

PRIVATE DRIVEWAY

Providing useful off-road parking.

FRONT GARDEN

Comprises lawn with attractive shrub borders.

TO REAR

Slabbed area, generous sized lawn. Fully enclosed.