



38 Bruntsfield Avenue, Kilwinning KA13 6RZ
Offers Over £165,000





Excellent opportunity to purchase this very well-presented and well-maintained extended semi-detached villa, enjoying a quiet cul-de-sac setting within the popular North Ayrshire town of Kilwinning. The property has been thoughtfully adapted and extended to provide spacious and flexible family accommodation.

The entrance hall opens into a generous L-shaped lounge and dining area, with a broad front-facing window providing excellent natural light. The accommodation flows through to the rear, where French doors provide direct access to the garden. The former kitchen area has been incorporated into the living accommodation to create a useful dining space, which in turn is open plan to the extended kitchen.

The extended kitchen, positioned to the rear of the property, provides a good range of fitted units together with ample space for appliances and direct access to the rear garden.

On the upper floor there are three bedrooms, comprising two good-sized double bedrooms and a third single bedroom. Completing the accommodation is a shower room fitted with a three-piece suite incorporating a separate shower cubicle.

The property benefits from gas central heating and double glazing.

Externally, the rear garden is fully enclosed and incorporates an elevated patio area immediately adjacent to the kitchen, providing an ideal space for outdoor seating, with a grassed garden area beyond. To the front, a driveway provides convenient off-street parking and leads to a single garage.

Kilwinning is a well-established North Ayrshire town offering an extensive range of everyday amenities and excellent transport connections. The town provides a variety of local shops and services together with community and leisure facilities.

Families are well served by education facilities within the town, including a number of primary schools and Kilwinning Academy for secondary education.

Kilwinning is also home to Ayrshire College's Kilwinning Campus, which provides modern vocational and further-education facilities, including the Willie Mackie Skills Hub.

The town benefits from its own railway station, while its position within North Ayrshire provides convenient access to the surrounding Ayrshire towns and the wider road network. Kilwinning also has established walking and cycling connections, including links with National Cycle Network Routes 7 and 73.

DIMENSIONS

Lounge	14'6" x 19'6" at widest point
Dining Area	9'3" x 8'9"
Kitchen	12'9" x 7'10"
Bedroom One	11'6" x 8'3"
Bedroom Two	11'2" x 8'9"
Bedroom Three	11'3" x 7'10"
Shower Room	7'7" x 4'9"

COUNCIL TAX

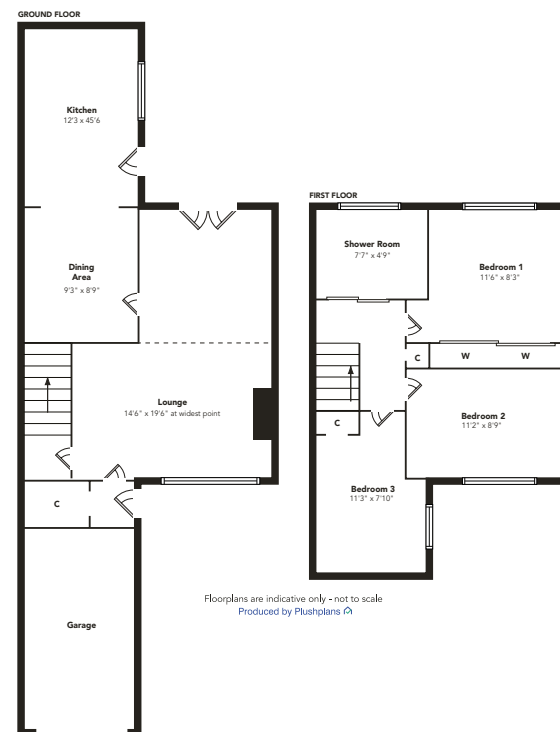
Band C

ENERGY RATING

D

FEATURES

Extended semi-detached villa
Quiet cul-de-sac setting
Spacious L-shaped lounge and dining accommodation



French doors leading to the rear garden
Extended fitted kitchen
Three bedrooms
Gas central heating
Double glazing
Fully enclosed rear gardens
Elevated patio area
Driveway providing off-street parking
Single garage
Excellent family accommodation



TRAVEL DIRECTIONS

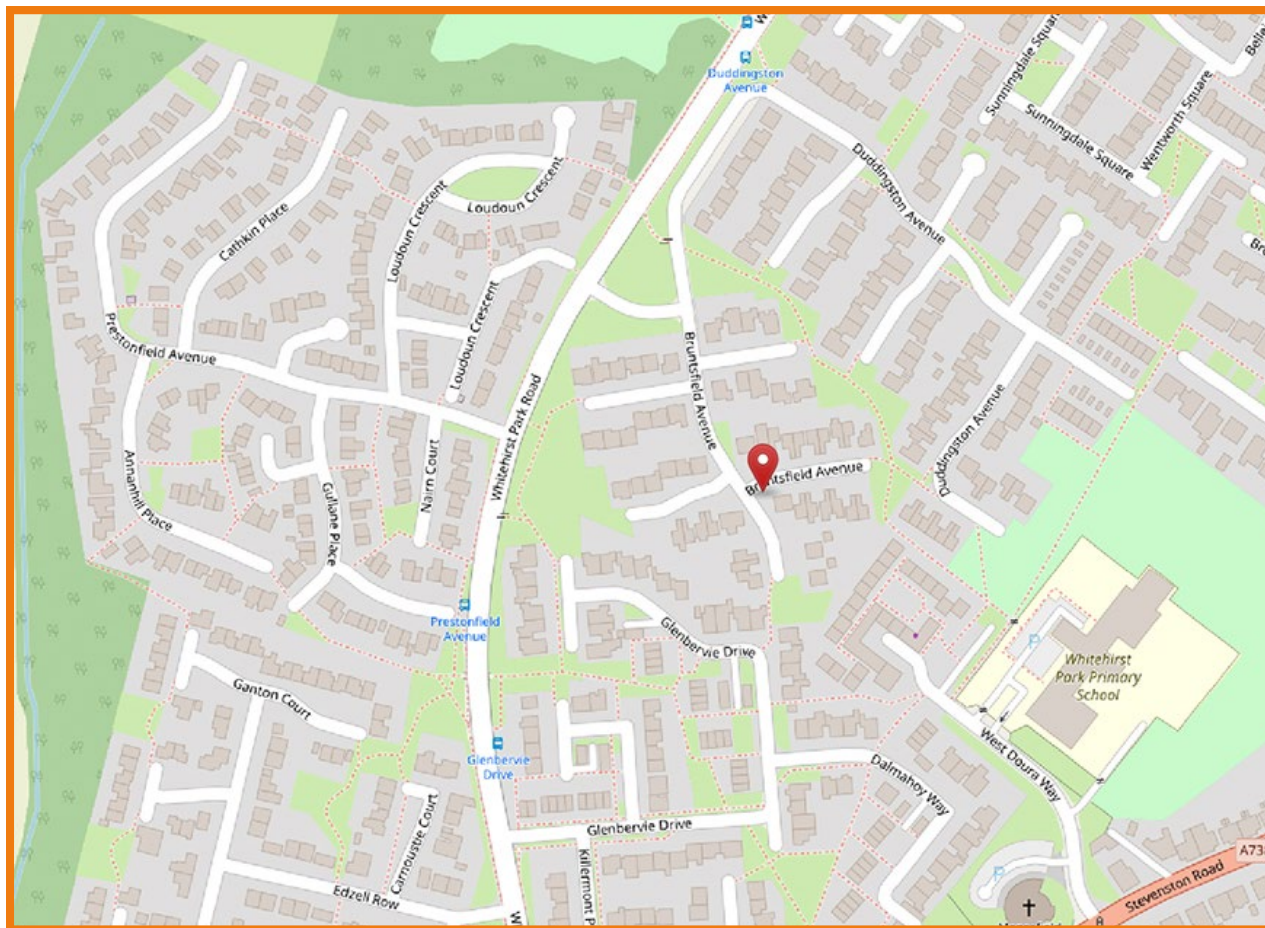
Travelling from Stevenston Road on Whitehirst Park continue taking the sixth on the right into Brunsfield Avenue, right at T junction then second right remaining on Brunsfield Avenue. The property sits on the left.

VIEWING

Strictly by appointment through Barnetts on 01563 522137.

ENTRY DATE

By arrangement



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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