

33 Hillpark Rise

KILWINNING, NORTH AYRSHIRE, KA13 6QR



SPACIOUS THREE BEDROOM SEMI-DETACHED VILLA WITH A CONVERTED GARAGE CREATING A GROUND FLOOR BEDROOM AND EN-SUITE, PLUS SOLAR PANELS AND A DOUBLE DRIVEWAY



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McEwan Fraser Legal is delighted to present 33 Hillpark Rise, a versatile family home set within a quiet cul-de-sac in a popular residential area of Kilwinning. The thoughtfully adapted layout offers flexible accommodation across two floors, with the former garage converted into a double bedroom with its own en suite shower room. Combined with a low-maintenance rear garden, solar panels and convenient off-street parking, the property offers practical features for a variety of buyers.

Upon entering, the welcoming hallway provides access to the ground floor accommodation, with the bedroom and en suite to the left and the lounge and kitchen to the right.

The lounge is a warm and inviting space, enhanced by a large front-facing window that allows plenty of natural light to fill the room. An attractive archway leads through to the kitchen, creating a natural flow between the two areas.





The kitchen is generously proportioned and arranged in a practical U shape, providing ample worktop space and storage. There is a gas cooker, along with space for free-standing appliances, making this a functional space for everyday cooking and family life.



One of the property's key features is the ground floor bedroom, which was previously the garage and has since been fully converted into a comfortable double bedroom. This versatile room benefits from its own en-suite, complete with a shower, wash hand basin and WC. The layout is particularly appealing for those who would benefit from having bedroom accommodation on the ground floor.







Upstairs, the landing leads to two well-proportioned double bedrooms and the family shower room. Both bedrooms offer generous space and good storage, providing comfortable accommodation for family members, guests or those requiring a home office.





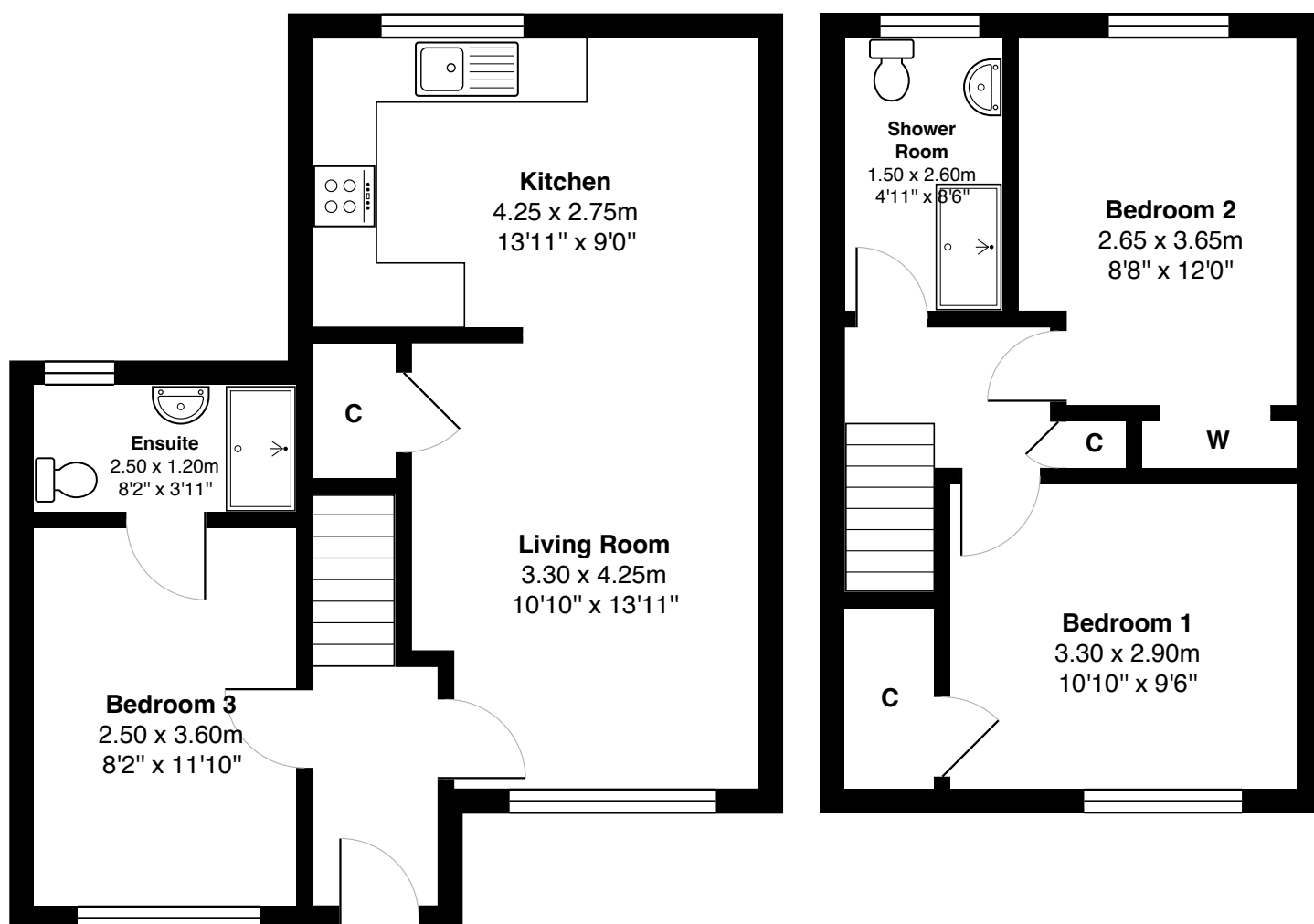
Bedroom 2





The modern bathroom completes the internal accommodation and features a large shower, wash hand basin, WC and heated towel rail.





Gross internal floor area (m²): 76m²

EPC Rating: C



Externally, the property continues to impress with a low-maintenance rear garden comprising a patio area and a separate artificial grass section. Multiple sheds are also included, offering useful additional storage. To the front, a double driveway provides convenient off-street parking. The property also benefits from solar panels installed on the roof.

Early viewing is highly recommended to appreciate the space, flexible layout and practical features this appealing home has to offer.

The Property

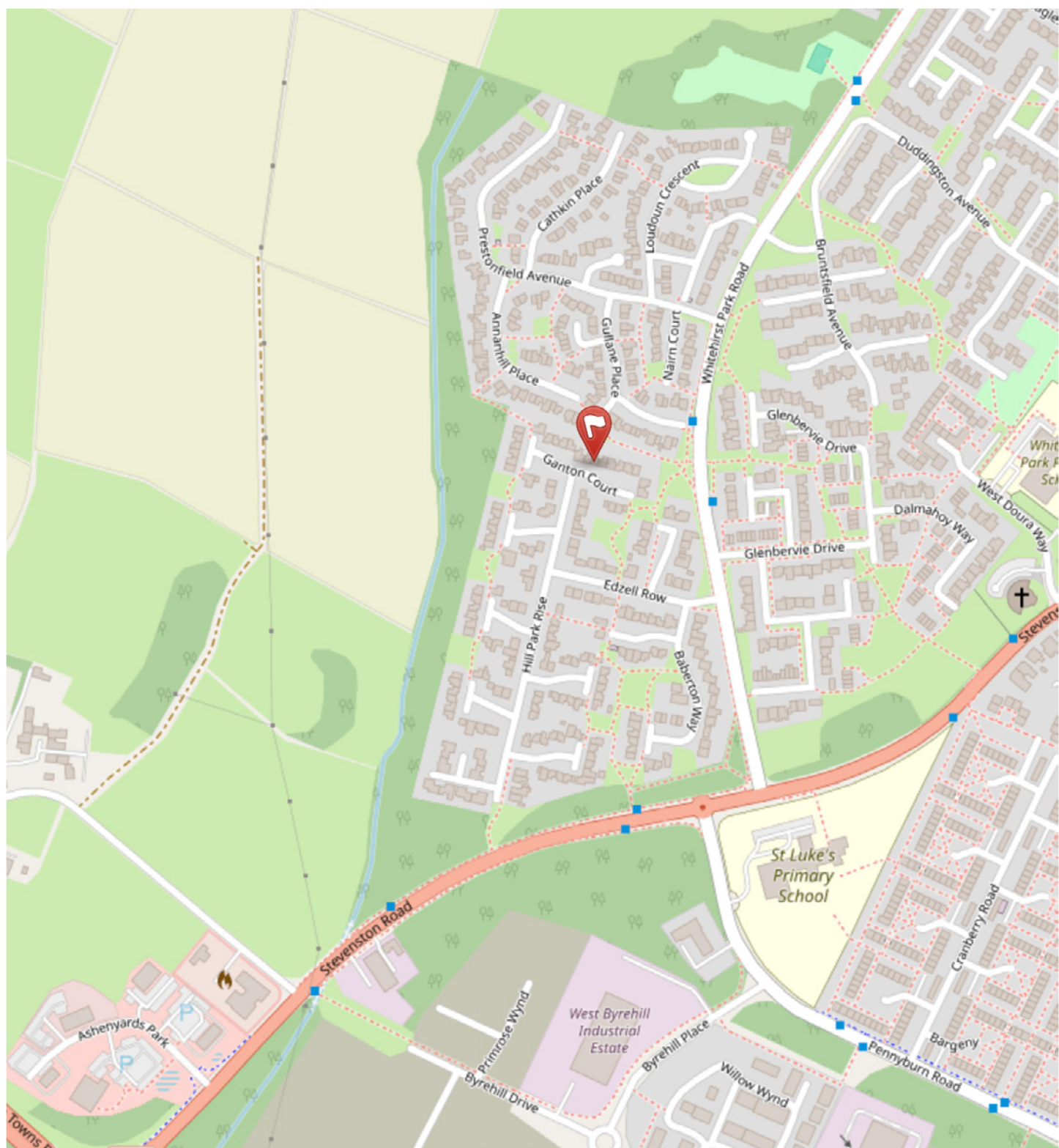


Hillpark Rise is situated within a popular residential area of Kilwinning, offering convenient access to local amenities, schools, transport links and the town centre. The area is well suited to a range of buyers, including families and commuters, thanks to its combination of everyday convenience and established residential surroundings.

Kilwinning offers a good selection of amenities, including shops, supermarkets, cafés, schools and leisure facilities. The town also benefits from rail and bus services providing connections to surrounding towns and further afield, including Irvine, Kilmarnock and Ayr.

For commuters, the local road network provides convenient access throughout Ayrshire, with routes towards Glasgow also available. The combination of local facilities, transport connections and a convenient residential setting makes Hillpark Rise an appealing location for those looking to enjoy life in Kilwinning.

The Location



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