



**Rowallan, Kilwinning KA13 6NF**

**welcome to**

## **Rowallan, Kilwinning**

Allen & Harris are proud to offer this surprisingly spacious end of terrace three bedroom house in ever popular Pennyburn Estate on the edge of Kilwinning with its railway connection to Glasgow.

### **Entrance Hall**

#### **Lounge Diner**

22' 1" x 11' 5" Max ( 6.73m x 3.48m Max )

#### **Kitchen**

9' 2" x 8' 9" ( 2.79m x 2.67m )

#### **Landing**

#### **Bedroom One**

14' 5" x 9' 4" ( 4.39m x 2.84m )

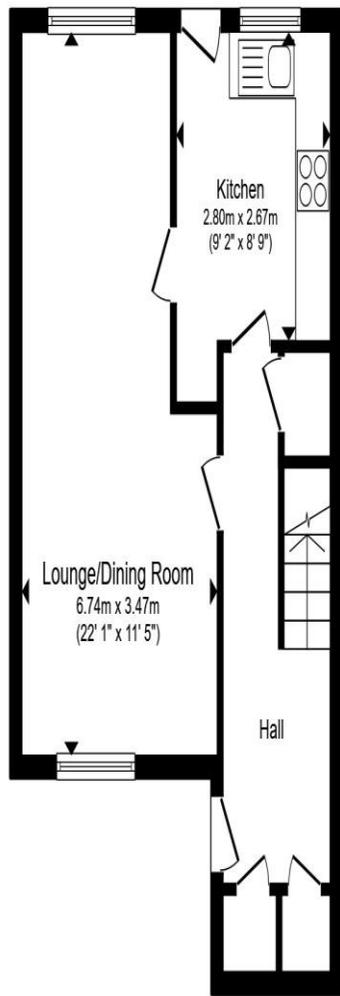
#### **Bedroom Two**

12' 2" x 9' 11" ( 3.71m x 3.02m )

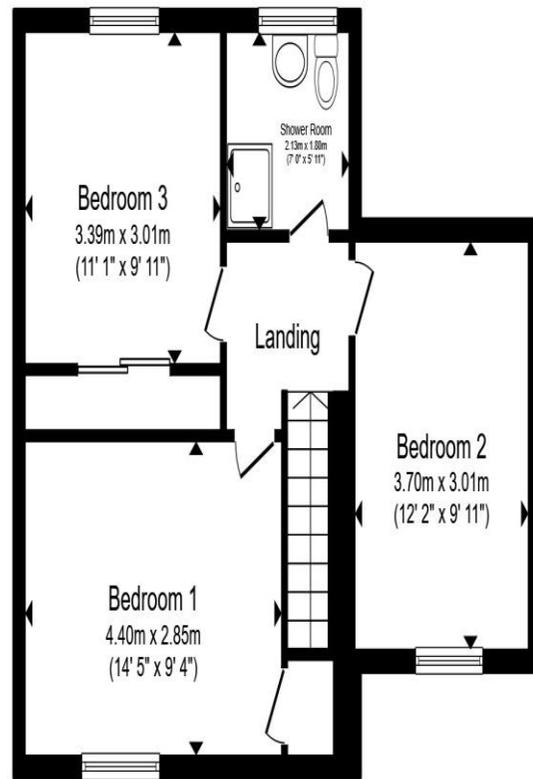
#### **Bedroom Three**

11' 1" x 9' 11" ( 3.38m x 3.02m )

#### **Shower Room**



**Ground Floor**



**First Floor**

Total floor area 86.9 m<sup>2</sup> (935 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to  
Rowallan,  
Kilwinning**

- Three large bedrooms
- Gas central heating
- End terrace
- Pennyburn Estate
- 

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over  
**£100,000**



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Property Ref:  
IRV109462 - 0002

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