

Mount Pleasant

IRVINE ROAD, KILWINNING, KA13 7PD



A two/three-bedroom semi-detached character property with the added bonus of a detached garage, positioned on a popular street in Kilwinning



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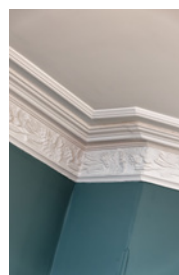
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We are delighted to bring to the market this striking, two/three-bedroom semi-detached character property, with the added bonus of a detached garage, positioned on a popular street in Kilwinning. Mount Pleasant is in a highly impressive location, but at the same time, an enjoyable and functional place in which to live and to enjoy with friends and family.

On entering the property, it is immediately apparent that the current owners have looked after this lovely home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

THE LOUNGE



Once inside, discerning purchasers will be greeted with a first-class specification. A welcoming entrance hallway allows access to all rooms on this level. The lounge is pleasantly located at the front of the property and is flooded with natural light from the bay window. The feature fire and surround give the room a real cosy feel.

THE DINING ROOM



Another impressive room is the formal dining room, which has a set of doors that open onto the patio area, where you can invite the outside in. It's easy to imagine the evenings of fine dining this zone has played host to.



The kitchen has a selection of floor and wall-mounted units with a striking worktop, creating a fashionable and efficient workspace. It comes complete with a host of integrated appliances.

THE KITCHEN





Journeying upstairs, the crisp and contemporary styling continues. Here, you will discover two well-proportioned, bright and airy bedrooms, both with a feature fireplace and complemented with a range of furniture and space provided for free-standing furniture. The master bedroom has an impressive walk in wardrobe which was once a third bedroom and can be transformed back if required. A four-piece family bathroom suite completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



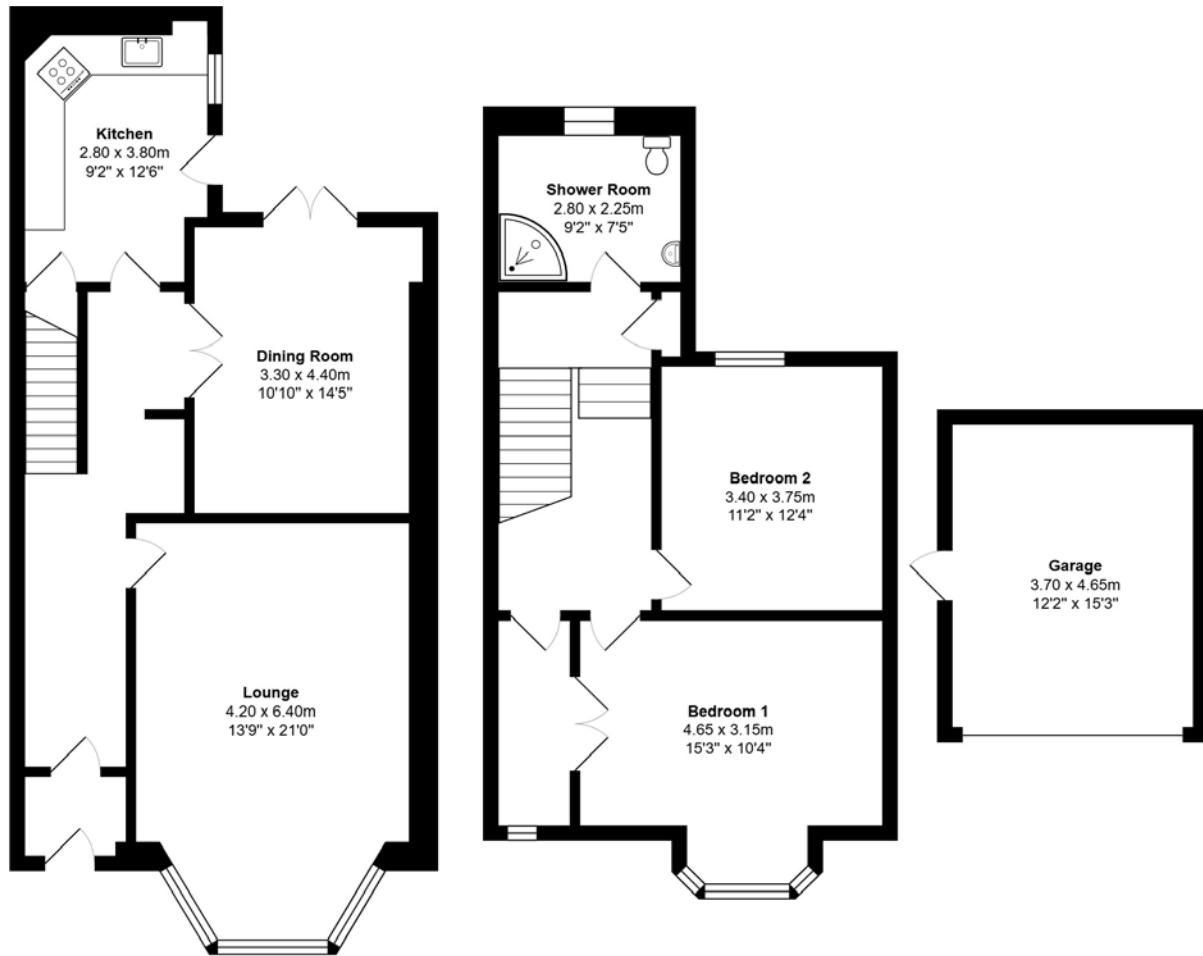
Externally, there are front, rear and side garden grounds with a patio area that is popular when enjoying the peace and quiet on a summer's evening. There is a detached garage, driveway and an outhouse with running electric, which is currently being used as a utility room.

The high specifications of this family home include double-glazing and gas central heating to ensure a warm, yet cost-effective way of living all year round.

EXTERNALS

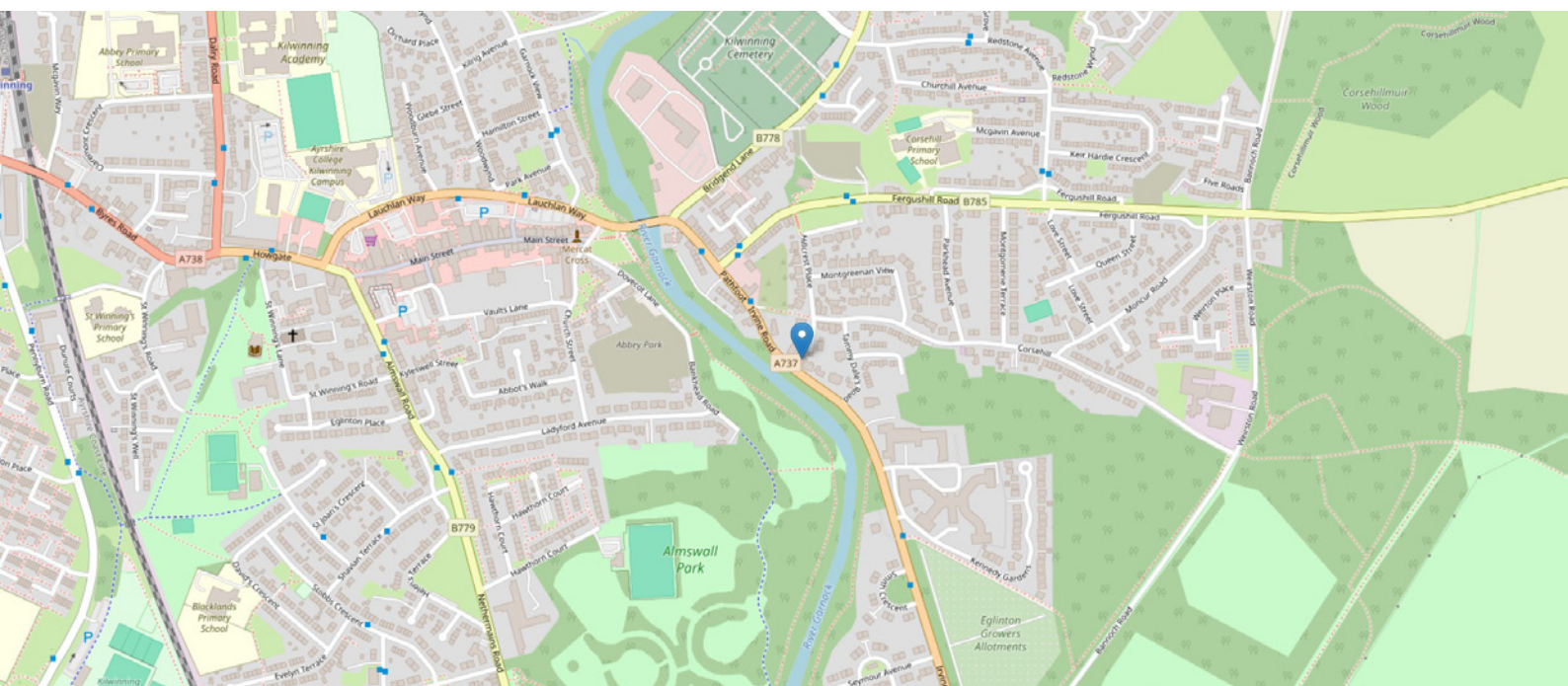


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 117m² | EPC Rating: D



THE LOCATION

Mount Pleasant is set within the popular town of Kilwinning, which is approximately three miles from the town centre of Irvine and eight miles from Kilmarnock. It is only twenty-four miles to the centre of Glasgow and twenty miles to the centre of Ayr. Glasgow Prestwick International Airport is twenty miles away and has regular and enhanced flight services to Ireland and the rest of Europe. Glasgow Airport is twenty-two miles away and is the main route for all the major tour operators, and also has regular services southbound.

The A78, from Irvine to Kilmarnock, gives easy access to the recently upgraded and refurbished A77, M77 motorway link and all main arterial routes. This provides easy access for the commuter with links accessing in a southerly direction towards Ayr and Girvan, the Ayrshire coast and in a northerly direction toward Glasgow. Kilwinning has a mainline rail station, with a comprehensive service to Glasgow (approximately every fifteen minutes, peak time) and the main west coastline south.

Local shops can be found within the area, which provides the necessary day-to-day requirements. A retail park which hosts a number of outlets such as a Morrisons supermarket, B and M Bargains store, McDonald's fast-food restaurant and B and Q can be found a couple of miles away. The nearby town of Irvine also offers a good range of high street shops, supermarkets, including retail parks and a leisure centre and professional facilities. There are both primary and secondary schools available in the town, and James Watt College is a short walk away.



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