

**16 BRUNTSFIELD AVENUE, KILWINNING**

**Welcome  
Homes**

Property Done Properly



**3 Bedroom Semi-Detached House**



**Offers Over £170,000**

**Quiet Cul-de-Sac  
Walk-In Condition  
Stylish Kitchen Diner**

**Private Rear Garden  
Driveway & Garage  
Beautiful Family Home**

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# 16 Bruntsfield Avenue, Kilwinning

## Welcome Homes

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Welcome Homes is delighted to present this beautifully finished 3 bedroom semi-detached home, enjoying a quiet cul-de-sac position within a desirable private estate.

Offered in walk-in condition, the property combines stylish interiors with a practical layout, a stunning open-plan kitchen diner and a low-maintenance rear garden, making it an excellent choice for family living.

The accommodation begins with an entrance porch leading into the welcoming hallway, where a useful storage cupboard provides space for everyday essentials. The generous front facing lounge offers a comfortable setting to relax, with a large window bringing in plenty of natural light.

The outstanding kitchen diner forms the heart of the home. Finished with elegant navy cabinetry, complementary worktops and brass-toned handles, this impressive space features integrated appliances, a wine fridge and a breakfast bar for informal dining. There is ample space for a dining table, while French doors open directly onto the rear garden, creating an inviting setting for entertaining and everyday family life.

A separate utility room provides dedicated laundry space and access to the garage and rear garden. A contemporary downstairs WC completes the ground floor accommodation.

Upstairs, there are three well presented bedrooms, with fitted wardrobe storage in two rooms and a further storage cupboard off the landing. The modern family bathroom features a white suite, an over-bath shower with a glass screen and stylish panelling.

Outside, the enclosed rear garden has been designed for ease of maintenance, with artificial grass, paved seating areas and decorative gravel borders. It offers an appealing space for outdoor dining, relaxing and family recreation.

To the front, a double driveway provides convenient off-street parking and leads to the garage.

With its sought after setting and move-in-ready presentation, this attractive home deserves to be viewed.



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## DIMENSIONS:-

Living Room: 3.90 x 3.90 m

Kitchen Diner: 5.97 x 3.24 m

Utility Room: 3.55 x 2.46 m

WC: 1.55 x 1.45 m

Bedroom 1: 4.04 x 3.95 m

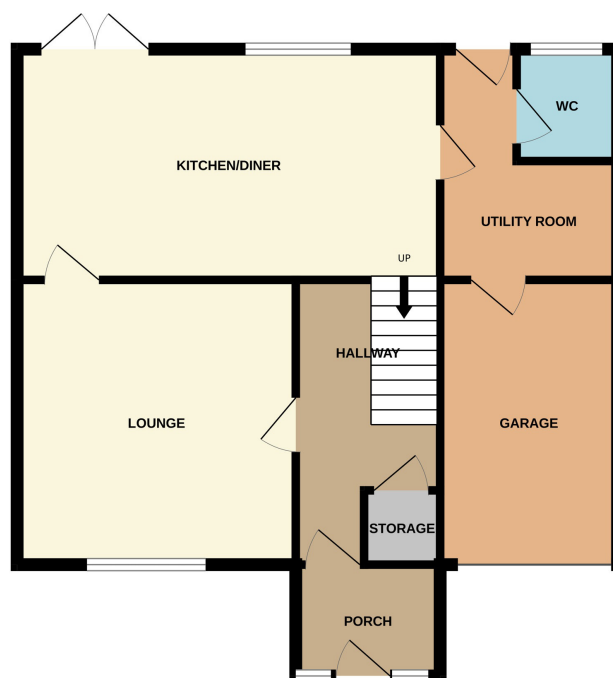
Bedroom 2: 4.04 x 2.67 m

Bedroom 3: 2.95 x 2.38 m

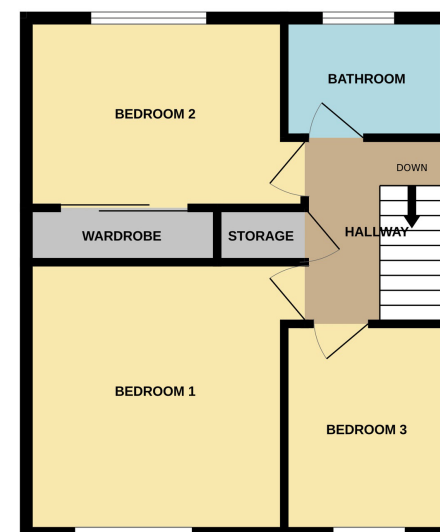
Bathroom: 2.31 x 1.65 m

COUNCIL TAX BAND D

GROUND FLOOR



1ST FLOOR



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