



Seymour Avenue, Kilwinning KA13 7PQ

welcome to

Seymour Avenue, Kilwinning

Allen & Harris are delighted to bring to market this spacious first floor quarter villa set in a large plot. No chain. Gas central heating, double glazing. Modern Bathroom and kitchen. Convenient for Kilwinning town centre with its shopping, schools and railway station.

Entrance Hall

Lounge

15' 2" x 13' (4.62m x 3.96m)

Bedroom One

13' 2" x 12' 1" (4.01m x 3.68m)

Bedroom Two

13' 4" x 8' 5" (4.06m x 2.57m)

Kitchen

12' x 6' 1" (3.66m x 1.85m)

Bathroom



welcome to
Seymour Avenue,
Kilwinning

- Gas central Heating
- Double Glazing
- NO CHAIN
- Modern kitchen and bathroom
- Ideal first time buy

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over
£60,000



view this property online allenandharris.co.uk/Property/IRV109432



Property Ref:
IRV109432 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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