



# Detached Villa

26 Brodick Avenue, Kilwinning, KA13 6RL



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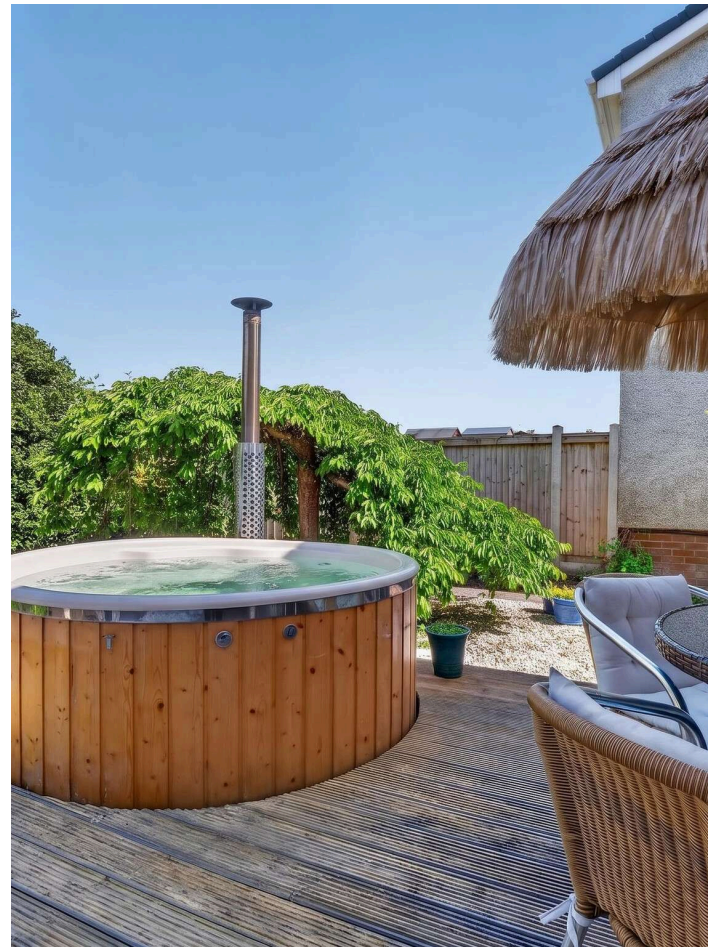


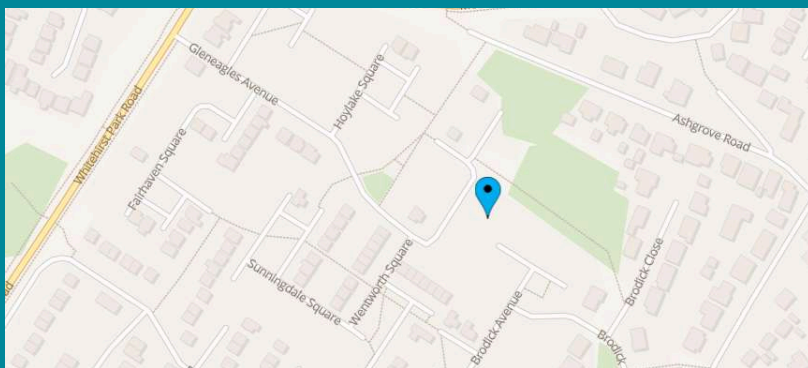
# 26 Brodick Avenue

Situated within a popular and well-established residential area of Kilwinning, this beautifully presented detached villa offers spacious and flexible family accommodation in true walk-in condition. The property has been thoughtfully maintained and styled throughout, combining modern comforts with a warm and welcoming feel. On the ground floor, the entrance porch provides useful storage and access to the integral garage, while the bright dining hall features French doors opening onto the rear garden. The modern fitted kitchen is well-equipped for everyday family living, and the generous lounge offers a cosy yet stylish space to relax, complete with a charming log-burning stove and additional French doors leading outside. A versatile fourth bedroom, currently suited as a home office or study, along with a contemporary WC, completes the lower level. Upstairs, the spacious principal bedroom benefits from extensive fitted wardrobes, accompanied by two further double bedrooms, both with built-in storage. A modern shower room serves the upper floor. Externally, the home continues to impress with generous monobloc parking to the front for several vehicles, alongside a chipped and decked seating area bordered by mature hedging for added privacy. To the side of the property sits a detached summer house with power and water, offering excellent potential as a workspace, studio, or relaxing retreat. The attractive rear garden is mainly laid to lawn with decorative paving, mature shrubs, and a beautiful cherry tree. A decked entertaining area, accessed directly from the dining hall and lounge, also features a wood-fired hot tub, creating an ideal setting for enjoying the outdoor space year-round. Kilwinning offers a wide range of local amenities including shops, primary and secondary schooling, excellent transport links, and mainline rail services providing convenient access to both Glasgow and Ayr.

## Measurements

Entrance Porch	5'6" x 12'
WC	5'9" x 2'7"
Dining Hall	10'3" x 14'3"
Lounge	14'5" x 12'
Kitchen	7'7" x 11'8"
Bedroom 1	9' ext 14' x 17'
Bedroom 2	11'8" x 12'
Bedroom 3	8' x 10'4"
Bedroom 4/Study	7'9" x 9'2"
Shower Room	6' x 6'

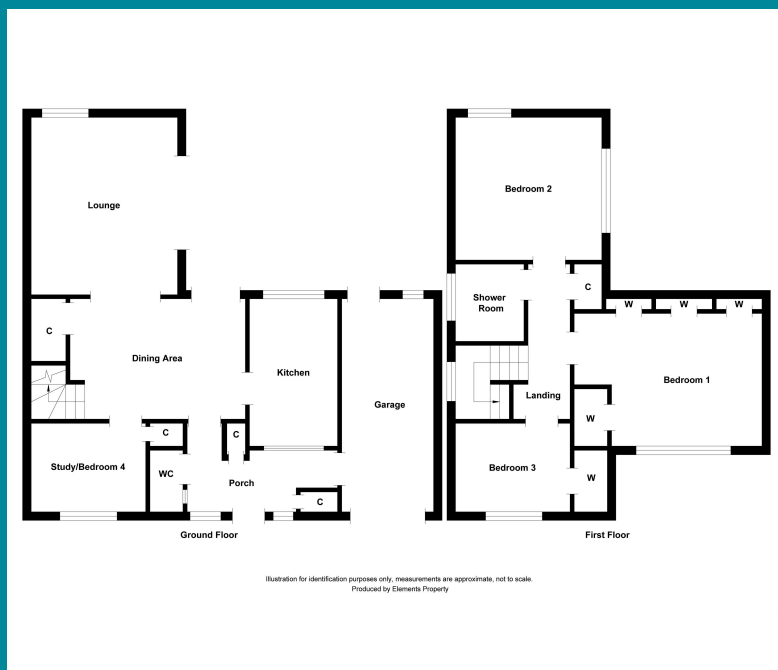




Viewing  
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Reference  
E508259



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