



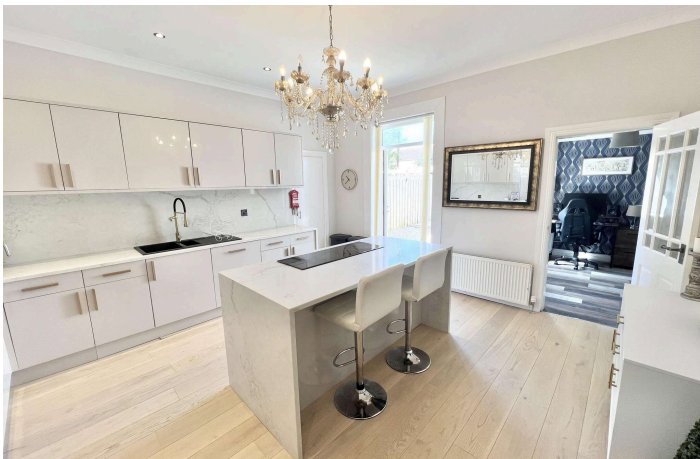
# Semi-detached House

12 Nethermains Road, Kilwinning, KA13 6EU



[taylorandhenderson.co.uk](http://taylorandhenderson.co.uk)

2		2		1		D	<b>EPC</b> rating
---	--	---	--	---	--	---	----------------------

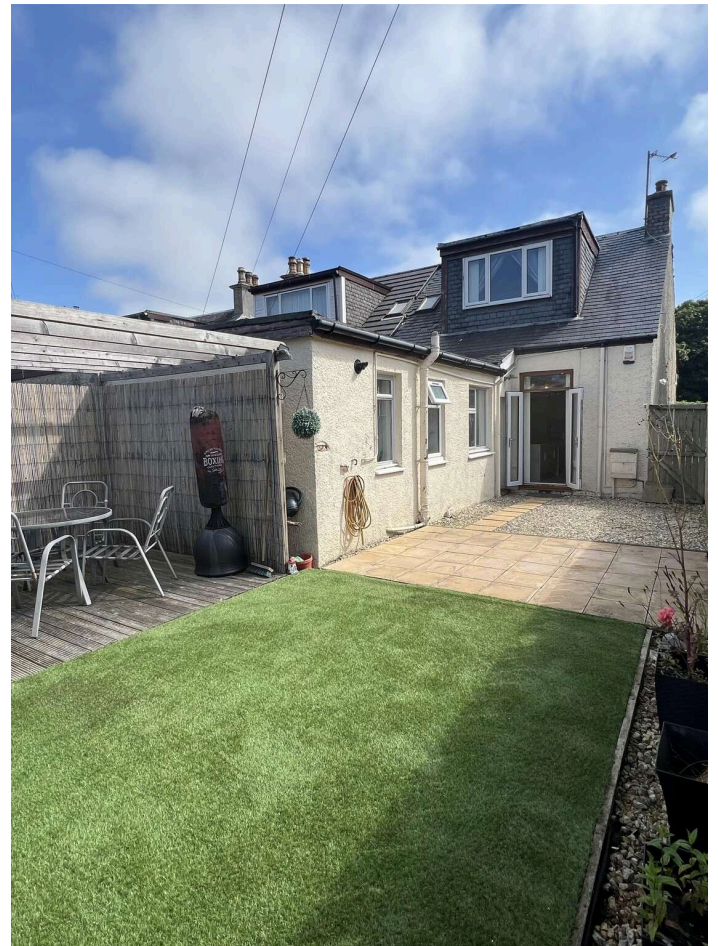


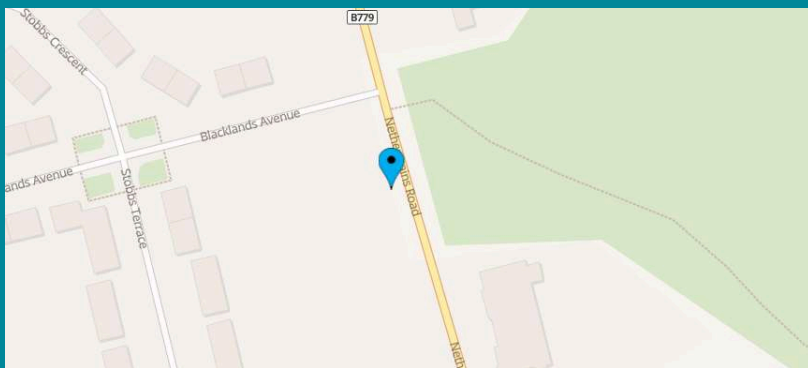
# 12 Nethermains Road

This beautifully presented two-bedroom semi-detached villa in the popular town of Kilwinning offers stylish, modern living throughout and is ideal for first-time buyers, young families, or those looking to downsize. Upstairs, the property boasts two double bedrooms, while the ground floor features a welcoming entrance hall leading into a bright and spacious lounge. The heart of the home is the stunning newly fitted contemporary kitchen, complete with modern finishes and patio doors that open directly onto the rear garden, creating the perfect space for both everyday living and entertaining. A separate dining room provides additional flexible living space, complemented by a family bathroom and a practical utility room. Finished to a high standard, this attractive home combines comfort, functionality, and contemporary style in a sought-after residential location. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

## Measurements

Entrance Vestibule	4'3 x 3'6
Hall / Landing	17'2 x 3'5
Lounge	13'7 x 11'9
Kitchen	15'2 x 14'2
Dining Room	10'1 x 10'2
Utility Room	xx
Bedroom 1	14'3 x 11'1
Bedroom 2	14'6 x 10'4
Bathroom	6'4 x 5'9

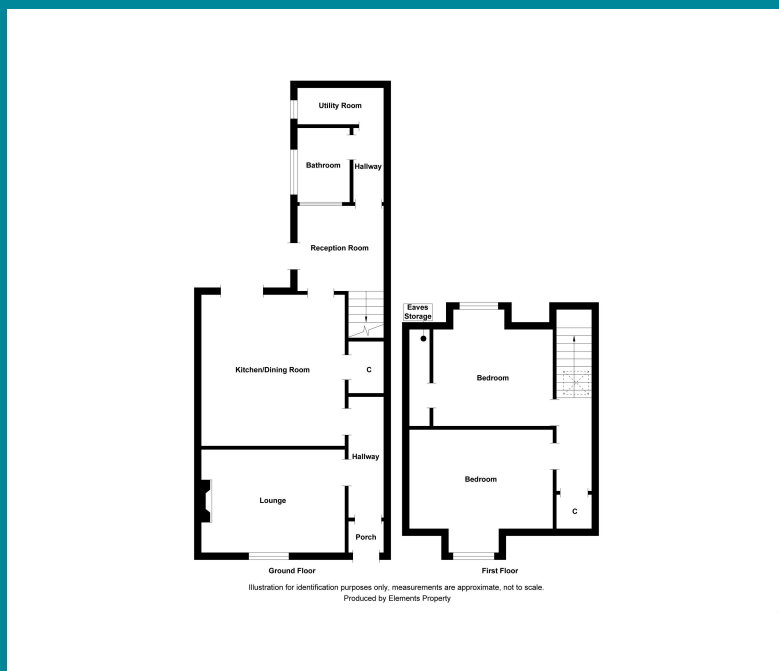




Viewing  
Through solicitors on 01294 606700

Email  
[property@taylorandhenderson.co.uk](mailto:property@taylorandhenderson.co.uk)

Reference  
E510340



## Our Offices

51 Hamilton Street, Saltcoats, Ayrshire, KA21 5DX  
Tel: 01294 606700 & Fax: 01294 464827

22 Bank Street, Irvine, Ayrshire, KA12 0AG  
Tel: 01294 278306 & Fax: 01294 272886

83 Main Street, Kilwinning, Ayrshire, KA13 6AN  
Tel: 01294 557506 & Fax: 01294 558552  
Email: [property@taylorandhenderson.co.uk](mailto:property@taylorandhenderson.co.uk)



DISCLAIMER: Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.