




McEwan Fraser Legal

Solicitors & Estate Agents

01292 430 555

27 Waterside Road

WOODWYND, KILWINNING, NORTH Ayrshire, KA13 7BW



North Ayrshire

27 Waterside Road is set within the popular town of Kilwinning, which is approximately four miles from the town centre of Irvine and eleven 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 coast line 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&M Bargains store, McDonalds fast food restaurant and B&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 leisure centre and professional facilities. There are both primary and secondary schooling available in the town and James Watt College is a short walk away.



Kitchen



27 Waterside Road

Part Exchange Available. We are pleased to offer to the market this deceptively spacious three bedroom, semi detached villa, split over two levels offering excellent family accommodation. The property would be an ideal purchase for a wide variety of potential purchasers looking for their ideal home. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

The conservatory to the side, which is popular with all members of the family, gives access, and thereafter allows access to all apartments on this level. The formal lounge is pleasantly located to the front of the property and is flooded with natural light from the picture window and also offers an interesting outlook. The feature log burner gives the room a real cosy feel. The fitted kitchen has a range of floor and wall mounted units with a contrasting worktop, creating a fashionable and efficient workspace. A second conservatory to the rear has views of the rear garden and is more often used for more formal dining with friends and family.

The first-floor accommodation has three good sized bedrooms, all of which are bright and airy with a range of furniture configurations and space for additional free standing furniture if required.

Externally the property has private front and rear gardens. A driveway to the side of the property provides off-street parking for a number of vehicles with a detached garage thereafter. The property has gas central heating and double glazing, helping to ensure a warm, yet cost-effective, living environment all year round.



Property Specifications

Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.80m (15'9") x 3.70m (12'2")
Kitchen	6.70m (22') x 2.20m (7'3")
Family Room	3.70m (12'2") x 2.80m (9'2")
Conservatory	3.00m (9'10") x 2.80m (9'2")
Bathroom	1.90m (6'3") x 1.80m (5'11")

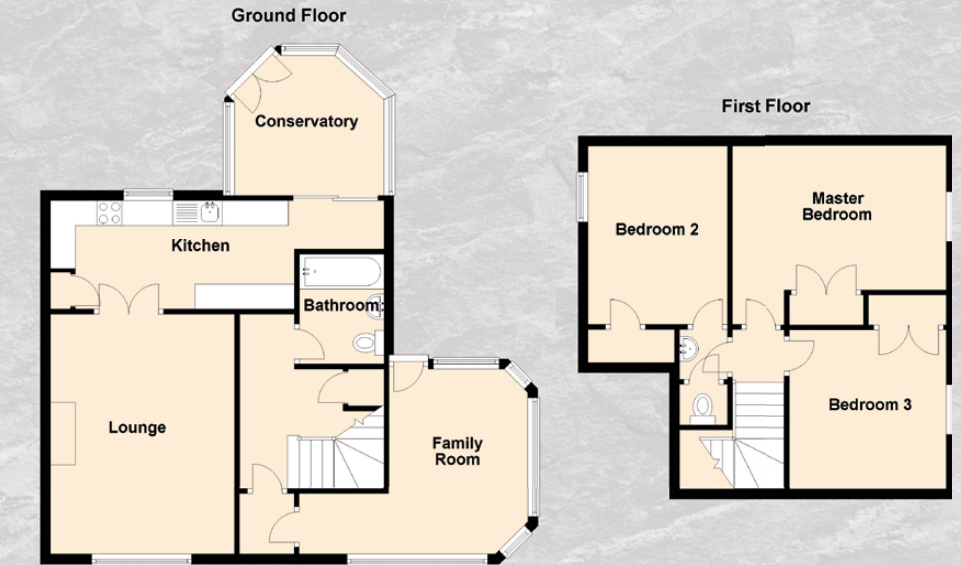
First Floor

Master Bedroom	4.30m (14'1") x 2.90m (9'6")
Bedroom 2	3.60m (11'10") x 2.80m (9'2")
Bedroom 3	3.20m (10'6") x 3.10m (10'2")

Gross internal floor area (m²) : 113m²

EPC Rating : D

Extras (Included in the sale) : Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



Bedroom One



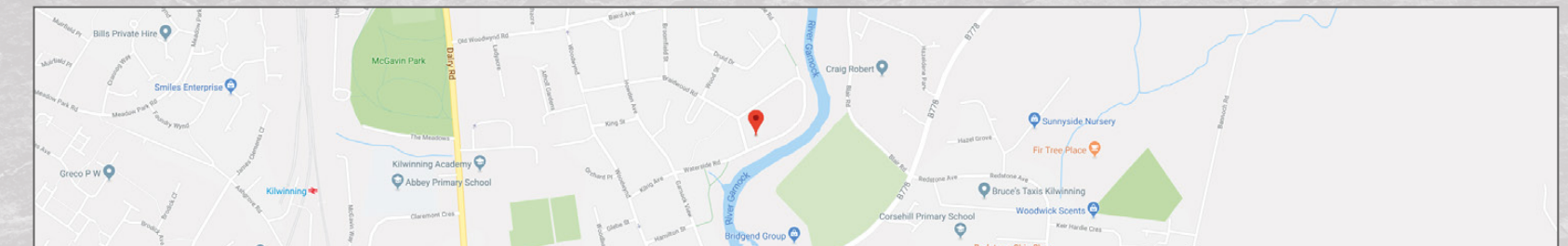
Bedroom Three



Bedroom Two



Bathroom





View from the property

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Solicitors & Estate Agents

Tel. 01292 430 555
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
DIANE KERR
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
HAYLEY MATEAR
Designer