

# 34 Abbots Avenue

BLACKLANDS, KILWINNING, NORTH AYRSHIRE, KA13 6BY



*Two-bedroom end-terraced villa with conservatory.  
Tucked away in a popular pocket of Kilwinning.*



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Part Exchange Available. We are pleased to offer to the market this deceptively spacious two-bedroom, end-terraced villa, split over two levels offering excellent family accommodation. The property would be an ideal purchase for many potential purchasers looking for their ideal home. Room dimensions are generous, and the accommodation has been arranged to offer flexibility and individuality. A welcoming hallway entrance leads to all apartments on this level.

# THE LOUNGE



The formal lounge is pleasantly located to the front of the property and is flooded with natural light from the window to the front aspect and offers an interesting outlook. The current owner has transformed this zone into a formal dining area. The feature fire gives the room a real cosy feel.

# THE KITCHEN



The fitted kitchen has a good range of floor and wall mounted units with a contrasting worktop, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances. The conservatory to the rear of the property overlooks the rear garden and will be popular with all members of the family.





# THE CONSERVATORY







The first-floor accommodation has two 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. A family bathroom suite completes the impressive accommodation on this level.

## BEDROOM 1





# BEDROOM 2





# THE BATHROOM





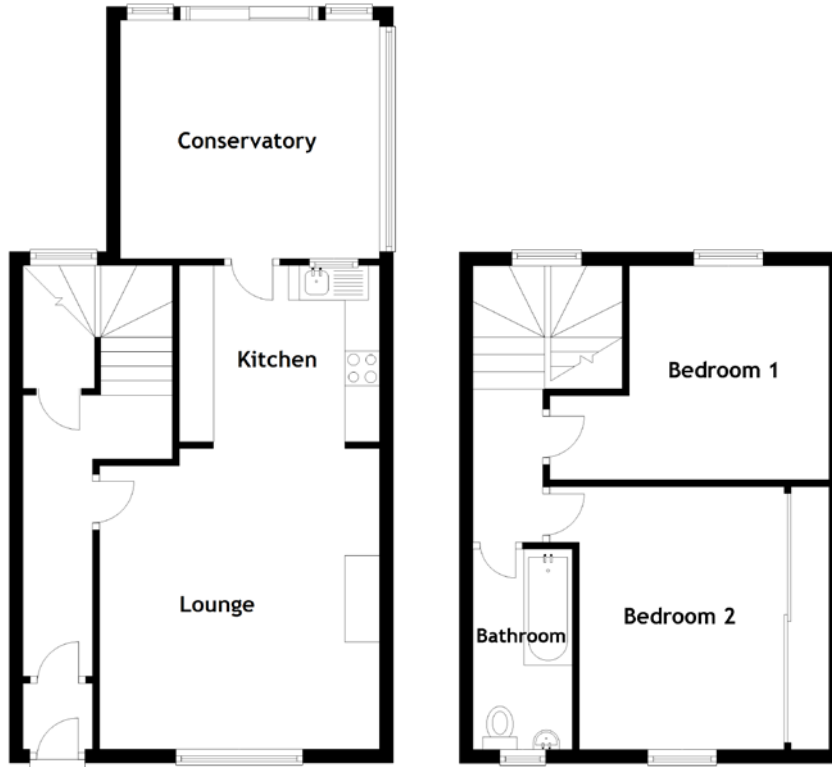
Externally the property has private front and rear gardens. A driveway to the side of the property provides off-street parking for several vehicles. The rear garden is a real suntrap. Many a summers day will be spent here. The property has gas central heating and double glazing, ensuring a warm, yet cost-effective, living environment all year round.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

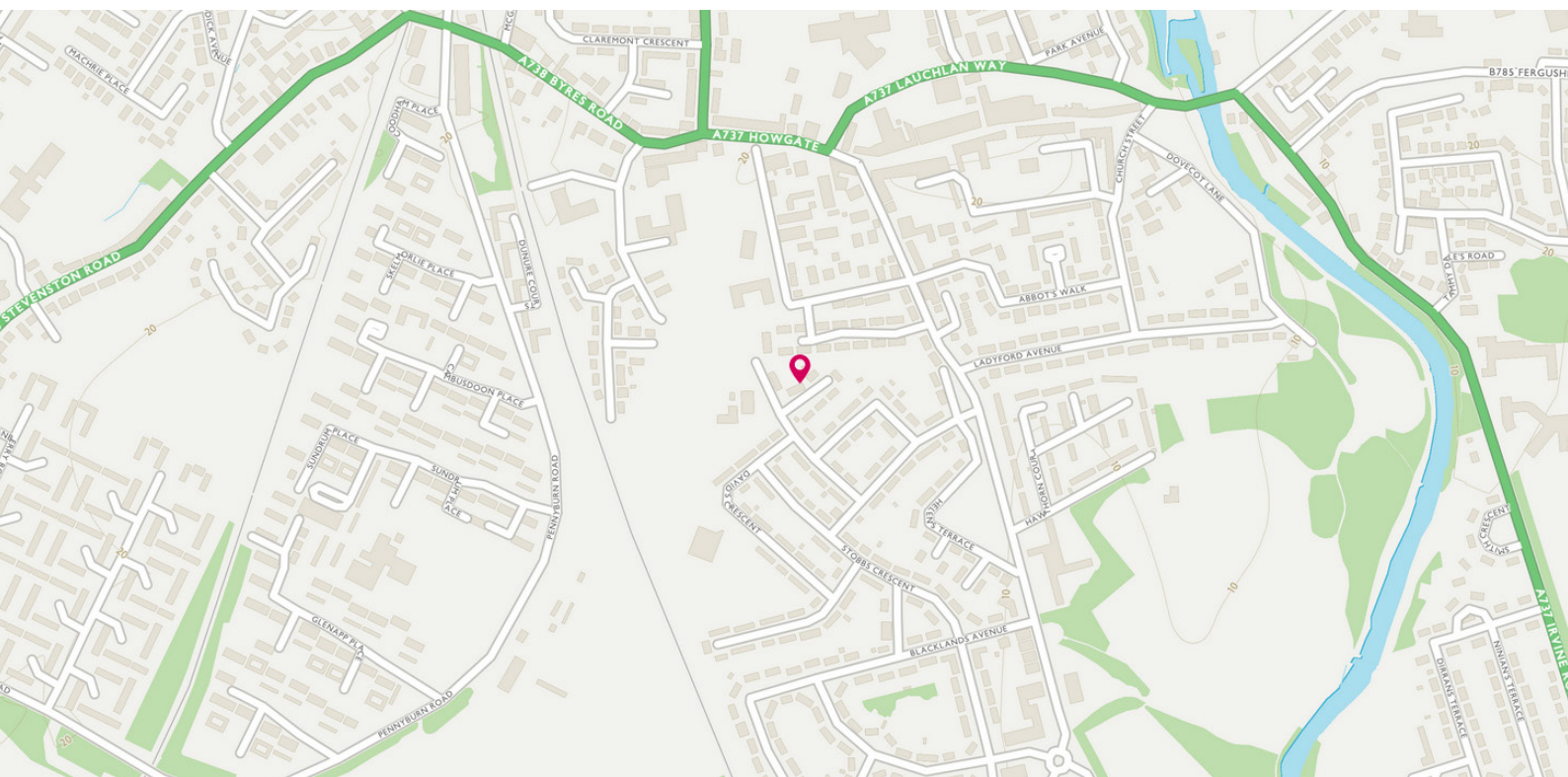


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.35m (14'3") x 4.05m (13'3")
Kitchen	2.90m (9'6") x 2.55m (8'4")
Conservatory	3.75m (12'4") x 3.45m (11'4")

Bedroom 1	4.15m (13'7") x 3.10m (10'2")
Bedroom 2	3.80m (12'6") x 3.20m (10'6")
Bathroom	2.90m (9'6") x 1.44m (4'9")

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

34 Abbots Avenue 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.



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