

9 Old Woodwynd Road

KILWINNING, KA13 7DN



Tastefully decorated four-bedroom detached villa, with the added bonus of a garage and generous garden grounds



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We are delighted to bring to the market this striking three/four-bedroom detached villa with the added bonus of a garage, in a desirable, quiet location, which would make an ideal home for a wide variety of purchasers. The current owners have renovated the property to a high standard and Inside this property, you will find exceptional design and an inspired layout over two levels, providing light-filled and spacious accommodation. This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. Once inside, discerning purchasers will be greeted with a first-class specification.

THE LOUNGE



A welcoming hallway leads 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, whilst also providing an interesting outlook. The feature fire and Italian marble surround give the room a real cosy feel.

THE KITCHEN



The breakfasting kitchen has been professionally fitted to include a modern range of floor and wall-mounted units with a striking worktop, creating a fashionable and efficient workspace. It is further complemented by a host of integrated appliances and plumbed space for free-standing appliances. Another impressive room is the separate dining room which will be popular with all members of the family. It's easy to imagine the evenings of fine dining this zone has played host to.



THE DINING ROOM



A well-proportioned bedroom is also pleasantly located on this level. Any of the rooms can be transformed to meet each individual purchaser's needs and requirements. A contemporary shower room completes the accommodation on this level.

BEDROOM 4



THE SHOWER ROOM





Journeying upstairs, where the crisp and contemporary styling continues, into the three bright and airy bedrooms. All of the rooms have a range of furniture configurations and space for additional free-standing furniture if required. The master bedroom is complemented by an impressive en-suite.

BEDROOM 1





BEDROOM 2



BEDROOM 3



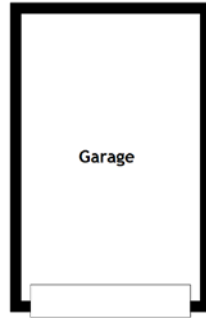
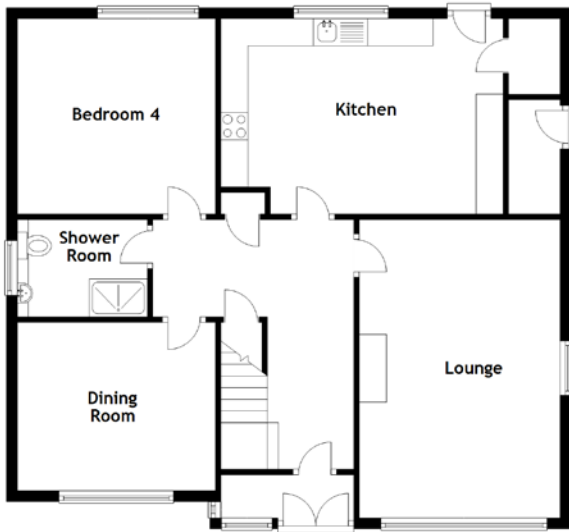
Externally the property has private garden grounds surrounding the property. A driveway provides access for a number of vehicles and a garage thereafter. The garden is a sheer delight, especially in summer months. Many an evening will be spent enjoying the views and peace and quiet.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



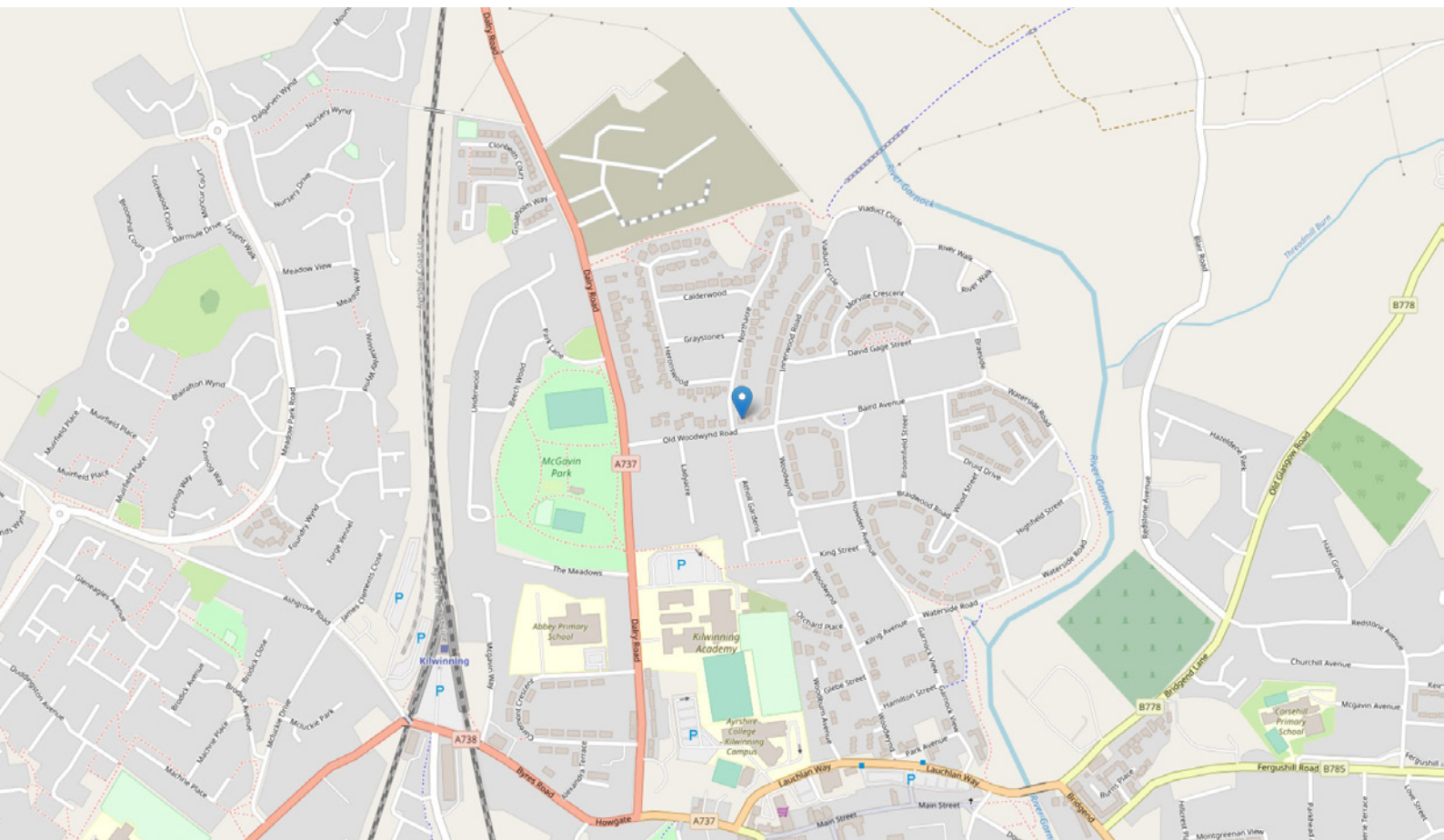
Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.70m (12'2")
Kitchen	5.20m (17'1") x 3.60m (11'10")
Dining Room	3.65m (12') x 3.10m (10'2")
Bedroom 4	3.65m (12') x 3.60m (11'10")
Shower Room	2.40m (7'10") x 1.80m (5'11")
Bedroom 1	4.60m (15'1") x 3.20m (10'6")

Bedroom 2	3.70m (12'2") x 3.55m (11'8")
Bedroom 3	3.90m (12'10") x 2.30m (7'7")
Garage	5.30m (17'5") x 3.30m (10'10")

Gross internal floor area (m²): 151vm²
EPC Rating: D

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



THE LOCATION

Old Woodwynd 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 coastline 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 and M Bargains store, McDonald's fast-food restaurant and B and 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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