

# 16 Bessie Graham Court

KILWINNING, NORTH AYRSHIRE, KA13 7EU



*A BEAUTIFULLY UPGRADED, SPACIOUS AND WELL PRESENTED, THREE BEDROOM SEMI-DETACHED HOUSE WITH THE ADDED BONUS OF A GARAGE*



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We are delighted to bring to the market this striking, three-bedroom semi-detached villa, with the added bonus of a garage, tucked away in a new estate, redefines what modern living in Scotland is all about. If you have ever leafed through a trendy home magazine, you will know that there are certain homes that capture your eye and make you read on. Number 16 is such a place, stylish decor and a highly impressive location, but at the same time, an enjoyable and functional place in which to live and to enjoy with friends and family. The property sits within fantastic landscaped gardens, which have been designed for ease of maintenance.

On entering the property, it is immediately apparent that the current owners have upgraded this lovely home since it was built two and a half years ago. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

Once inside, discerning purchasers will be greeted with a first-class specification. A welcoming entrance hallway, with a handy WC, allows access to all rooms on this level. The open plan lounge and dining area is flooded with natural light from the French doors to the rear, where you can invite outside in.

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The kitchen has a selection of shaker-style floor and wall-mounted units with a granite worktop, creating a fashionable and efficient workspace. It comes complete with a host of integrated appliances. The useful breakfast bar is popular in the mornings when grabbing a coffee before work.









Journeying upstairs, the crisp and contemporary styling continues. Here, you will discover three well-proportioned, bright and airy bedrooms, all complemented with a range of furniture configurations and built-in wardrobes. The master bedroom boasts an impressive en-suite. A family bathroom suite completes the impressive accommodation internally.











**Bedroom 2**







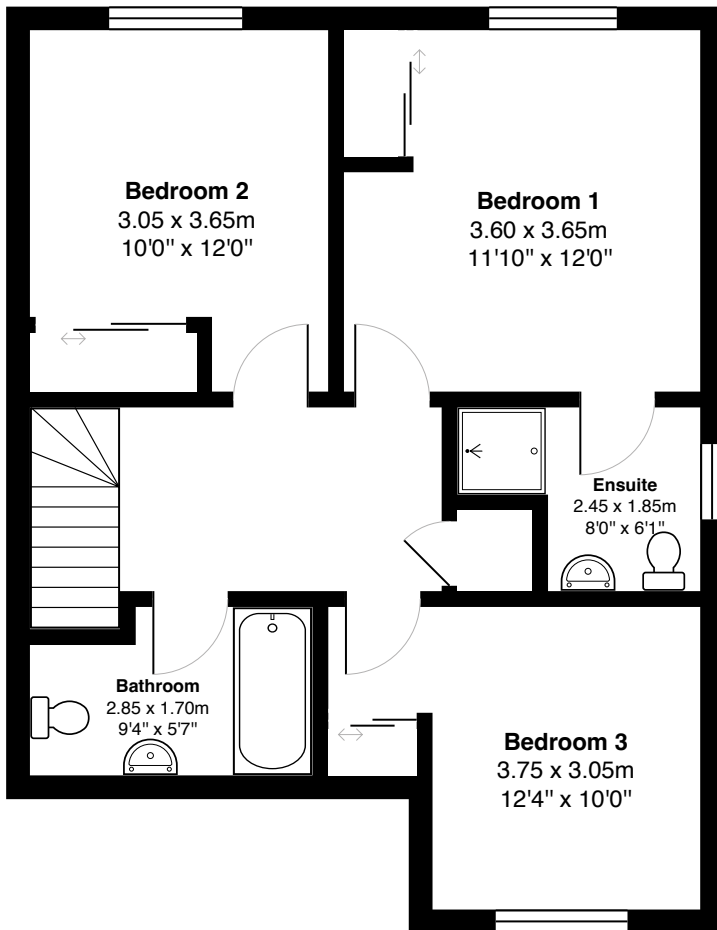
**Bedroom 3**





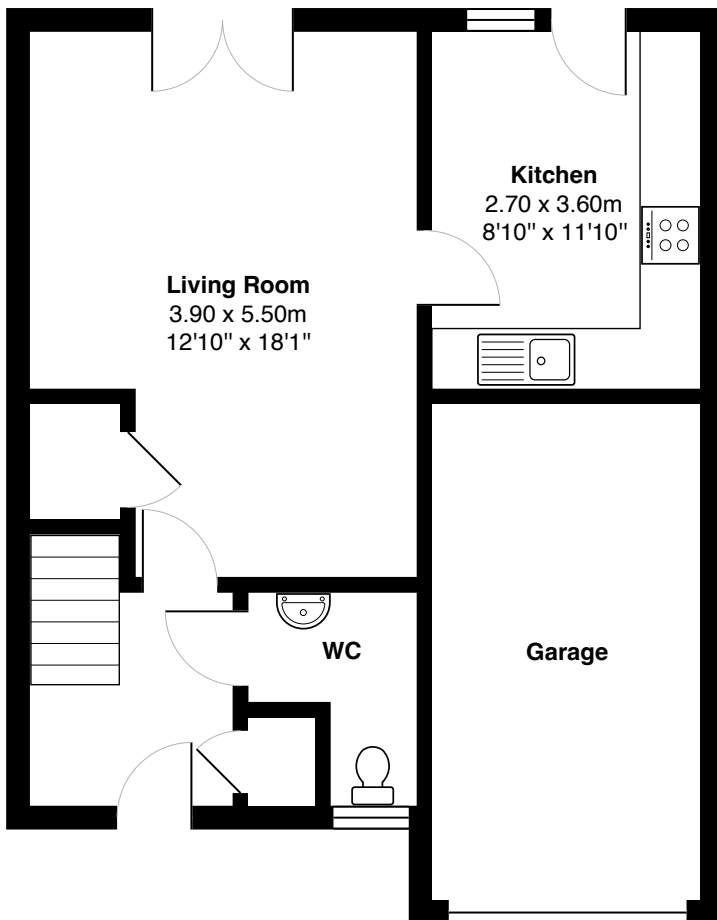






Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>

EPC Rating: B







Externally, to the front of the property there is an upgraded driveway providing off-road parking for three cars and a garage thereafter. The south-facing garden to the rear is a fully enclosed and provides a safe environment for children and pets. This area is a real suntrap and will be popular with all members of the family, especially in summer months.

The high specifications of this family home also include solar panels, security cameras to the front and rear, double-glazing and gas central heating to ensure a warm, yet cost-effective way of living all year round.

All furniture is negotiable.

## The Property





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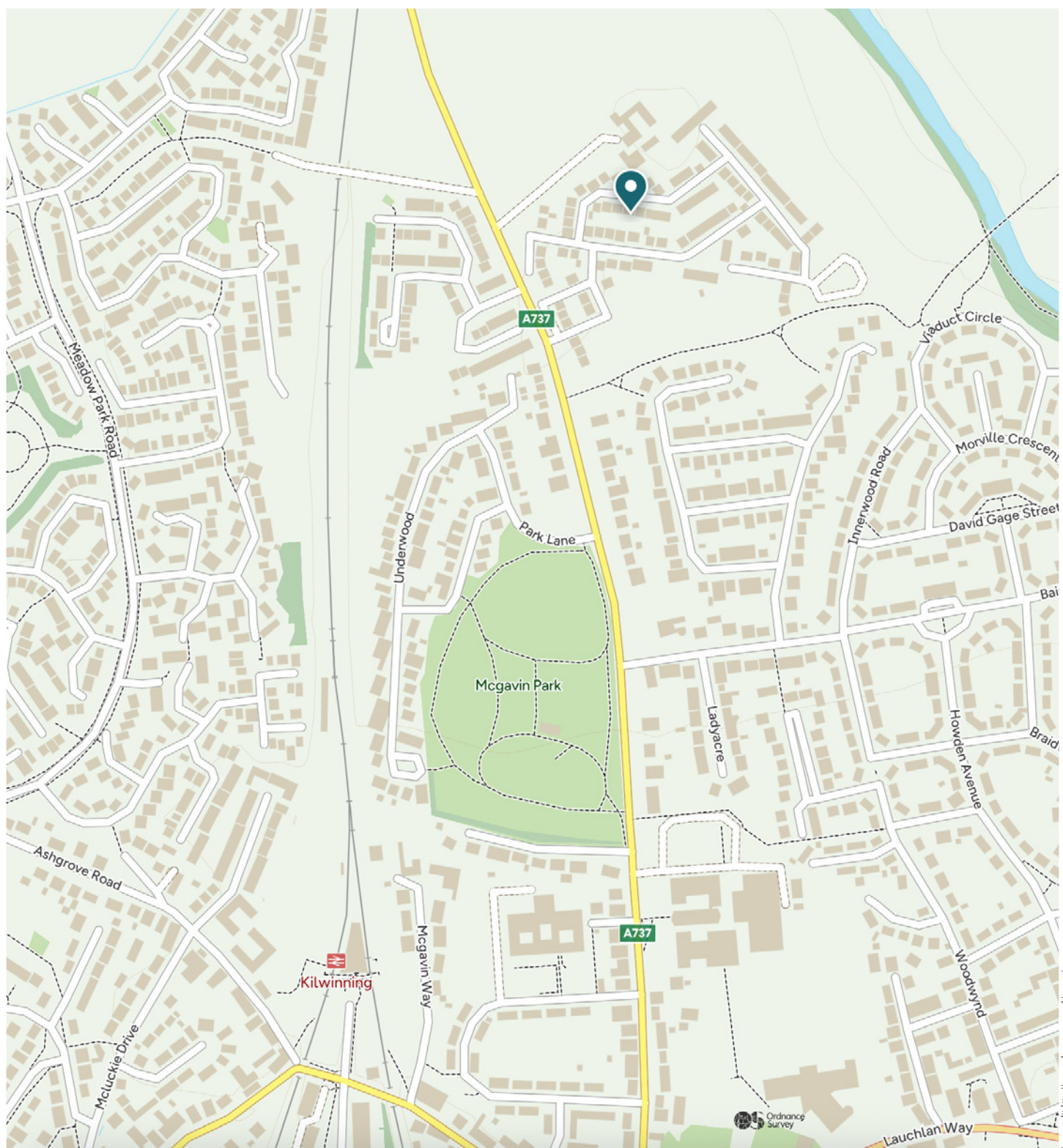
Bessie Graham Court is located in Kilwinning, a popular town just four miles from Irvine and eleven miles from Kilmarnock. It offers excellent transport links, with Glasgow only twenty-four miles away and Ayr twenty miles away. Glasgow Prestwick International Airport, twenty miles distant, provides regular flights to Ireland and Europe, while Glasgow Airport, twenty-two miles away, serves major tour operators and southern routes.

The A78 connects to the upgraded A77/M77, offering easy commuting to Ayr, Girvan, and Glasgow. Kilwinning's mainline rail station provides frequent services to Glasgow (every fifteen minutes at peak times) and the west coast.

Local shops cater to daily needs, while a nearby retail park includes Morrisons, B&M, McDonald's, and B&Q. Irvine, just a short distance away, offers high-street shopping, supermarkets, retail parks, and leisure facilities. The area has primary and secondary schools, and James Watt College is within walking distance.

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