

# 73 Waterside Road

WOODWYND, KILWINNING, NORTH AYRSHIRE, KA13 7AU



*A THREE BEDROOM MID-TERRACED HOUSE,  
POSITIONED IN A POPULAR AREA OF KILWINNING*



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We are delighted to introduce to the market this superb three-bedroom mid-terraced villa within a highly sought-after area of Kilwinning. The property offers fantastic and flexible accommodation which is formed over two levels and would be a great purchase for a variety of people looking for their first or next home. The property has been well designed to maximise the natural available light to create a modern ambience, with beautiful views to the front. Room dimensions are generous, and the accommodation has been arranged to offer flexibility and individuality, with modern specifications and contemporary decor.

The property is accessed via the hallway, which allows entry to all rooms on this level. An immediately impressive lounge is flooded with natural light from the window to the front aspect. The feature log burner gives the room a real cosy feel and is the perfect ambience to unwind in after a hard day. An added bonus is the space provided for a table and chairs, if required. Doors from the lounge open onto the garden, where you can invite the outside in.

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The kitchen has a modern range of floor and wall-mounted units with a striking worktop, creating a fabulous and efficient workspace. It is complemented with plumbed space for free-standing appliances.







Upstairs there are three well-proportioned bedrooms. The current owners have transformed bedroom two into a second lounge. The rooms are bright and airy, with space provided for additional free-standing furniture if required. The family bathroom suite completes the impressive accommodation internally.







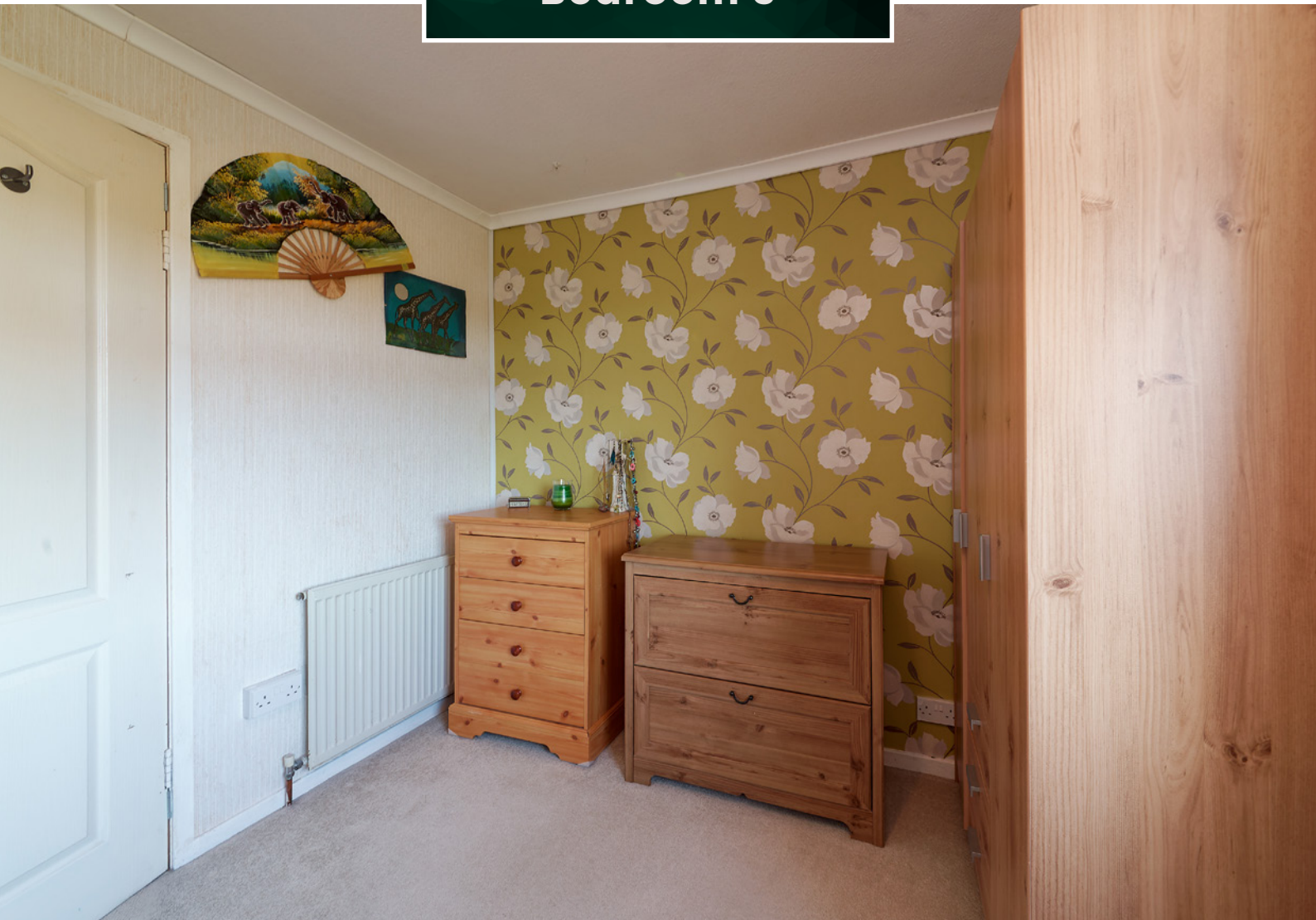
## Bedroom 2







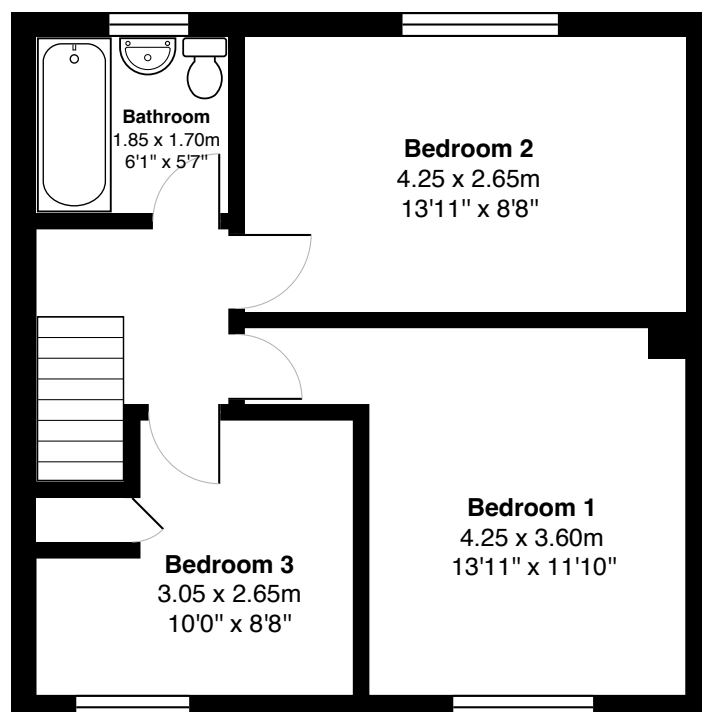
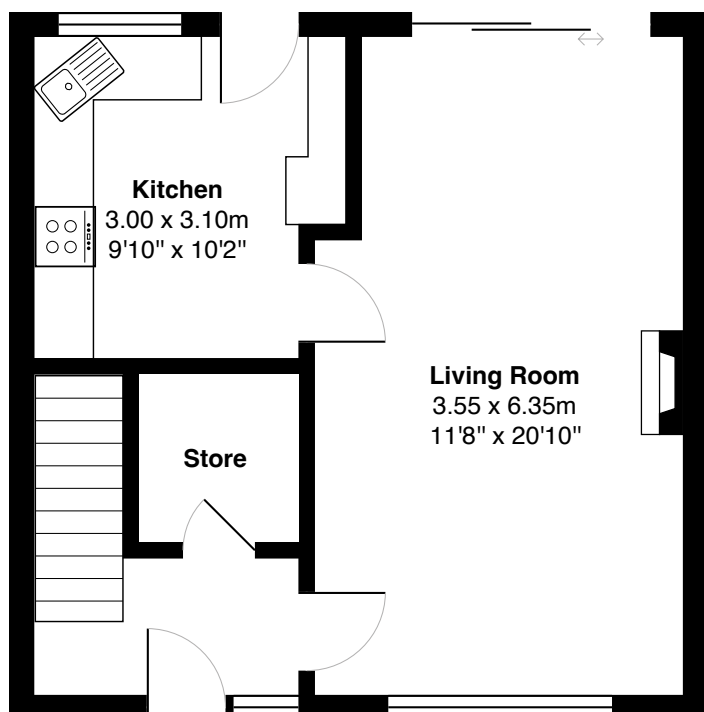
**Bedroom 3**











Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>

EPC Rating: C

## Floor Plan



Externally, there are private front and rear gardens, with a driveway to the front providing off-road parking for two cars and an EV car charger. The rear garden is fully enclosed and provides a safe environment for children and pets. This zone will be popular with all members of the family. The high specifications of this family home also include double glazing and gas central heating for additional comfort.







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Strategically located in Kilwinning, this property offers superb connectivity. It is situated four miles from Irvine, eleven miles from Kilmarnock, twenty-four miles from central Glasgow, and twenty miles from central Ayr. Two major airports are within easy reach: Glasgow Prestwick International (20 miles) and Glasgow Airport (22 miles), providing extensive domestic and European flight options.

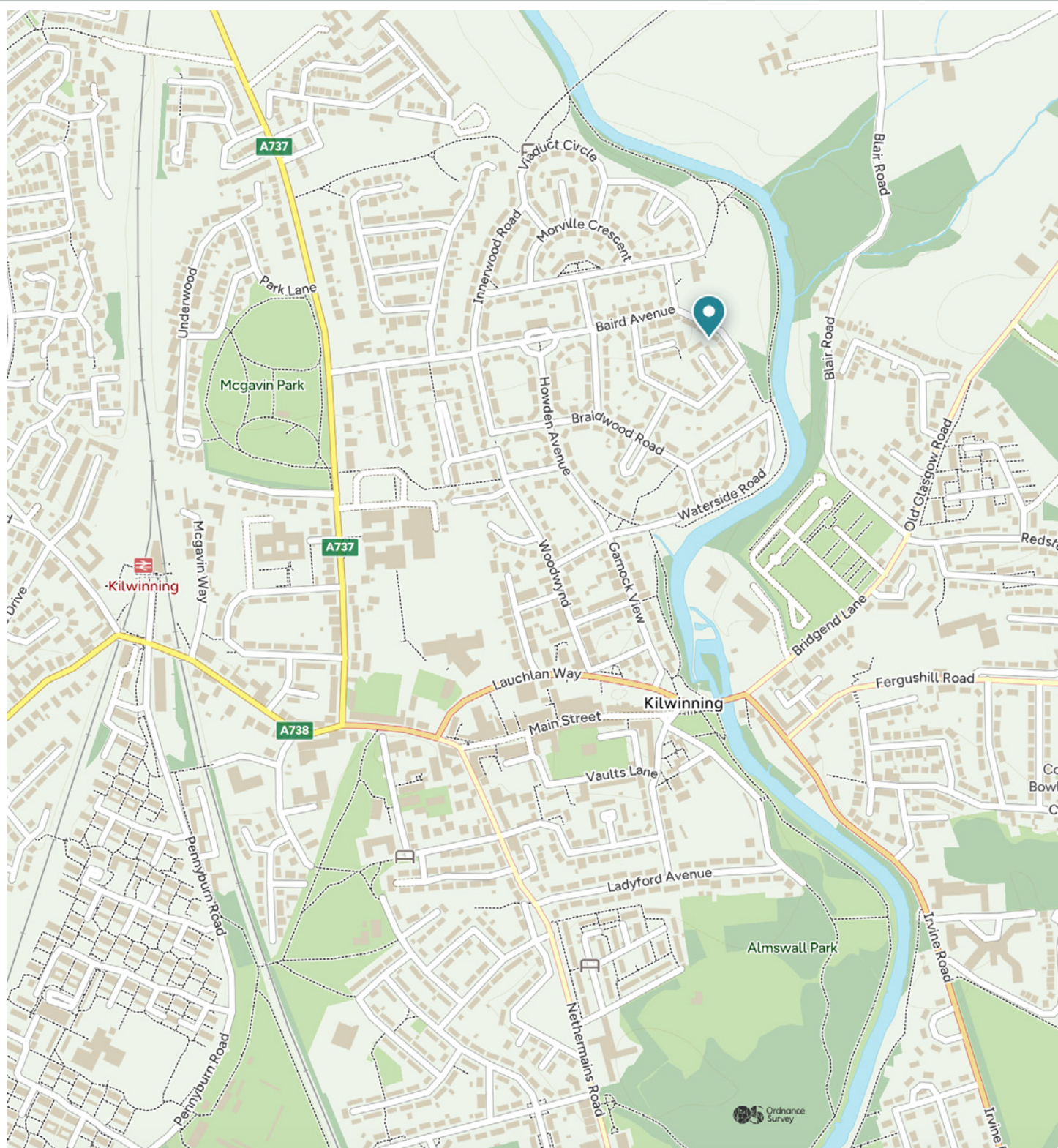
The location boasts excellent road and rail links. The A78 provides direct access to the A77/M77 motorway network, facilitating efficient travel north to Glasgow and south to Ayr and the coast. Kilwinning's mainline rail station offers a high-frequency service to Glasgow, with trains approximately every fifteen minutes during peak periods.

Local amenities include essential shops within the area. A nearby retail park, two miles away, features Morrisons, B&M, McDonald's, and B&Q. The larger town of Irvine provides comprehensive high-street shopping, supermarkets, and leisure facilities. The area is well-served by primary and secondary schools, with James Watt College within walking distance.

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## The Location





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