




Solicitors & Estate Agents
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90 Duddingston Avenue

KILWINNING, NORTH Ayrshire, KA13 6RU



THE LOCATION

90 Duddingston Avenue is situated in one of the most highly sought after areas in Kilwinning, more commonly known as 'Whitehurst Park'. It is only forty-three minutes to the centre of Glasgow and thirty-four minutes to Glasgow Airport. Local shops can be found within Kilwinning which provides the necessary day to day requirements. A retail park at Stevenston 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 less than three miles away. Kilwinning is the home to both primary and secondary schooling and James Watt College.

The nearby town of Irvine, nine miles away, also offers a good range of high street shops, supermarkets, including retail parks and leisure centre and professional facilities.

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. Glasgow Prestwick International Airport is under sixteen miles away and has regular and enhanced flight services to Ireland and the rest of Europe. Glasgow Airport is eighteen miles away and is the main route for all the major tour operators and also has regular services southbound.

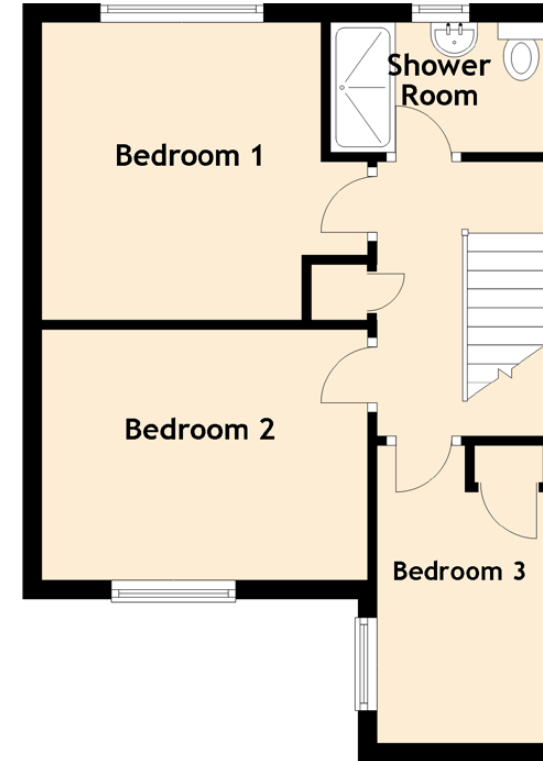
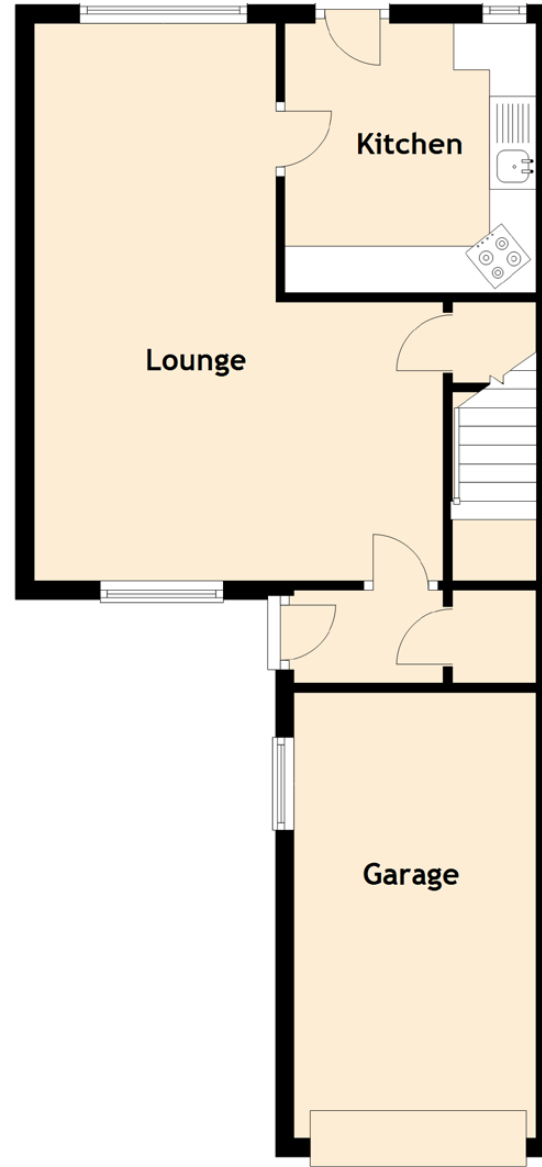
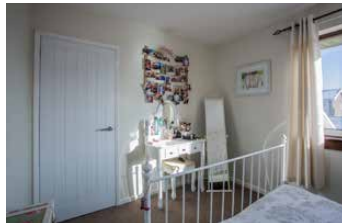


THE LOCATION

We are delighted 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 formal lounge/dining area has played host to friends and family on many occasions, and the chef is never too far away from the party. The lounge area has a feature fire and surround, giving the room a real cosy feel - the perfect ambience in which to unwind in after a hard day. The fitted kitchen has a range of floor and wall mounted units with contemporary worktops, creating a fashionable and efficient workspace. The first floor offers three well-proportioned bedrooms, all of which are bright and airy with a range of furniture configurations with space for additional free standing furniture if required. Any of the bedrooms could be transformed into a wide variety of things such as study/office for those requiring arrangements to work from home. A contemporary family bathroom suite completes the impressive accommodation internally.

Externally, to the front of the property, there is a driveway providing off road parking, thereafter a single garage. The garden to the rear is fully enclosed and provides a safe environment for children and is a real suntrap in the summer months. The property also features gas central heating and double glazing, helping to ensure a warm, yet cost-effective living environment all year round.



THE LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 4.40m (14'5")
Kitchen	2.90m (9'6") x 2.70m (8'10")
Bedroom 1	3.20m (10'6") x 3.00m (9'10")
Bedroom 2	3.40m (11'2") x 2.70m (8'10")
Bedroom 3	3.20m (10'6") x 2.40m (7'11")
Shower Room	2.30m (7'7") x 1.40m (4'7")
Garage	4.80m (15'9") x 2.60m (8'6")

Gross internal floor area (m²): 72m²

EPC Rating: C

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

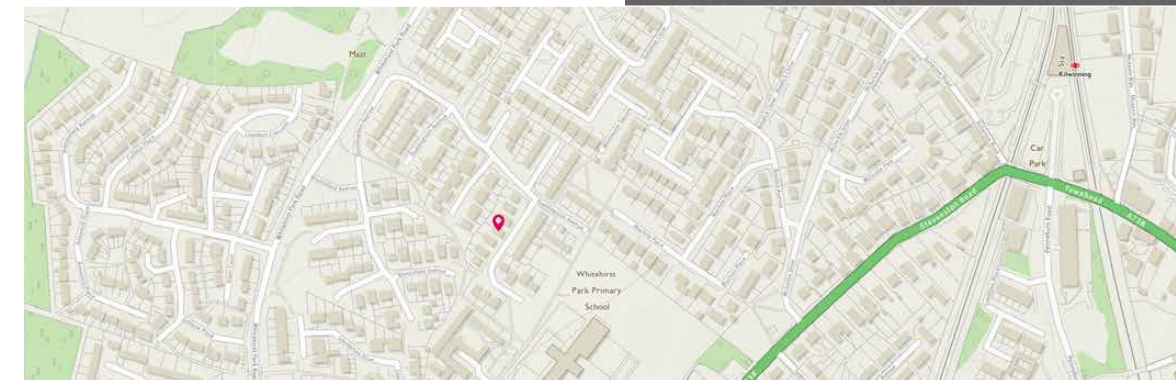


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