




Solicitors & Estate Agents
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15 Clonaird
KILWINNING, NORTH AYRSHIRE, KA13 6LT

Kilwinning

NORTH AYRSHIRE, KA13 6LT

15 Clonaird 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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Part Exchange Available. We are delighted to offer to the market this deceptively spacious three/four bedroom, terraced 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. The current owner has designed it to maximise the natural available light to create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

A hallway entrance allows access to all apartments on this level. The open plan lounge come dining area is flooded with natural light from the picture window to the front aspect and offers a level of privacy. It is easy to imagine the evenings of fine dining the dining area has played host to, and the chef is never too far away from the party. The fitted kitchen has a modern range of floor and wall mounted units with a contrasting worktop, creating a fashionable and efficient workspace. It is further complimented with a host of integrated appliances and plumbed space for free standing appliances. The fourth bedroom is positioned on this level but could be transformed to meet each individual purchasers needs and requirements.

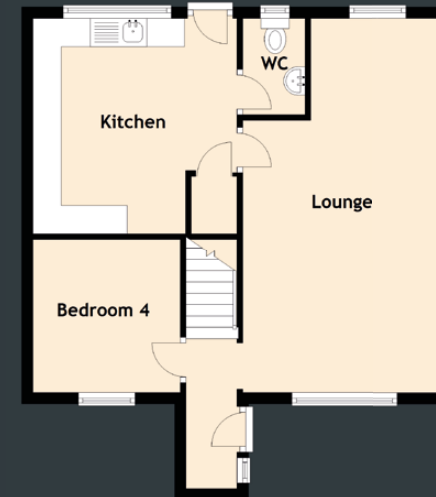
The crisp and contemporary styling continues into the first-floor accommodation, where you will discover a further three good sized bedrooms, all of which are bright and airy with a range of furniture configurations and space for additional free standing furniture if required.

Externally the property has private front and rear gardens. The garden to the rear is fully enclosed and provides a safe environment for children. This zone is a real suntrap. The property has gas central heating and double glazing, helping to ensure a warm, yet cost effective, living environment all year round.





Specifications FLOOR PLAN, DIMENSIONS & MAP

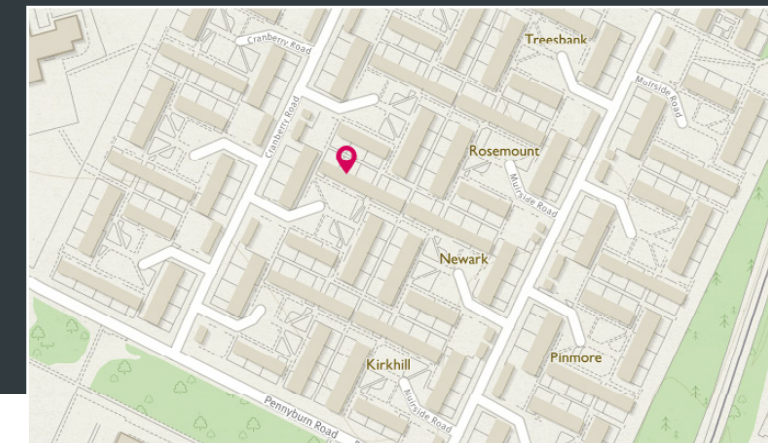
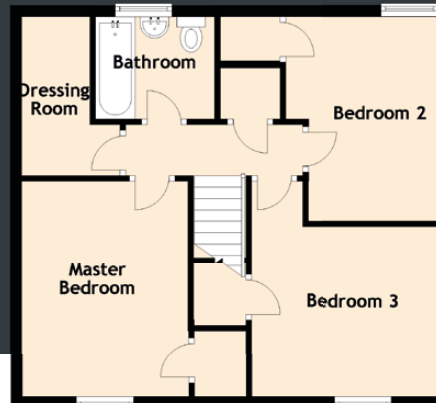


Approximate Dimensions (Taken from the widest point)

Lounge	6.60m (21'8") x 4.60m (15'1")
Kitchen	3.80m (12'6") x 3.60m (11'10")
Master Bedroom	3.80m (12'6") x 2.70m (8'10")
Dressing Room	2.80m (9'2") x 1.20m (3'11")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bedroom 3	3.60m (11'10") x 3.00m (9'10")
Bedroom 4	2.70m (8'10") x 2.60m (8'6")
Bathroom	2.10m (6'11") x 1.80m (5'11")
WC	1.70m (5'7") x 1.10m (3'7")

Gross internal floor area (m²): 99m² | EPC Rating: D

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



McEwan Fraser Legal

Solicitors & Estate Agents

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Part
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Text and description
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