

Impressive four bed semi-detached villa presented in "walk-in" condition

- perfect family home







42 David Gage Street

Kilwinning, North Ayrshire, KA13 7EQ

Scan Here!

4 BED

2 BATH

DRIVEWAY

ENERGY D EPC RATING

McEwan Fraser Legal

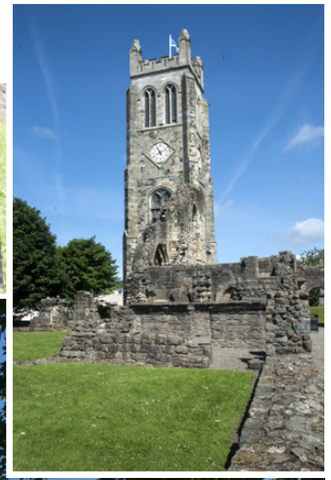
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01292 430 555
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available













42 David Gage Street

KILWINNING, NORTH AYRSHIRE, KA13 7EQ

The property is set within the popular town of Kilwinning, which is approximately 4 miles from the town centre of Irvine and 11 miles from Kilmarnock. It is only 24 miles to the centre of Glasgow and is 15 miles to Prestwick International Airport and 20 miles to the centre of Ayr. 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 is both primary and secondary schooling available in the town and James Watt College is a short walk away.

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 (approx. every 15 min peak time) and the main west coast line south. Glasgow Prestwick International Airport is 20 miles away and has regular and enhanced flight services to Ireland and the rest of Europe. Glasgow Airport is 22 miles away and is the main route for all the major our operators and also has regular services southbound.

The Interior

Part Exchange available! We are delighted to bring to the market this lovely four bedroom, semi detached family home. Having an eye for style and quality, the current owners have recently renewed the kitchen, bathroom and central heating.

The inviting hallway allows access to lounge, bedroom 4, shower room and upper floor. In more detail, the good size lounge boasts a feature fireplace with electric fire, quality laminate flooring and is flooded with natural light from window overlooking the rear garden. The kitchen has an excellent range of superior and contemporary base and wall units with the added benefit of an electric hob and double oven, integrated fridge freezer, washing machine and walk-in cupboard. Furthermore there is access to the back garden from here, which is perfect for a family home.

Bedroom four with built in cupboard is very adaptable and could also be used as a family room. The shower room on this level makes this house a fantastic acquisition for a number of discerning buyers.

On the upper floor, there are three good-sized bedrooms all with built in wardrobes or cupboards. The full tiled modern family bathroom, with shower over the bath offers a luxurious haven for relaxation at the end of a busy day. Walk in cupboard on the landing, partly floored and insulated loft completes the accommodation.

The property has cavity wall insulation, gas central heating and double glazing, helping to ensure a warm, cost effective living environment all year round.

Externally, the back garden is beautifully landscaped with mature shrubs, trees, patio, summer house and garden hut; perfect for outdoor living and entertaining. To the front of the property, again the garden has been well designed and maintained with plants and shrubs and parking for two cars in the driveway.

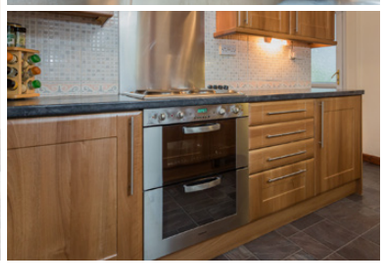
























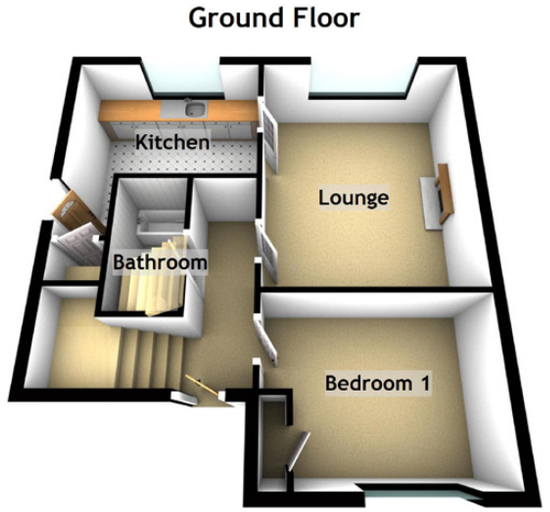


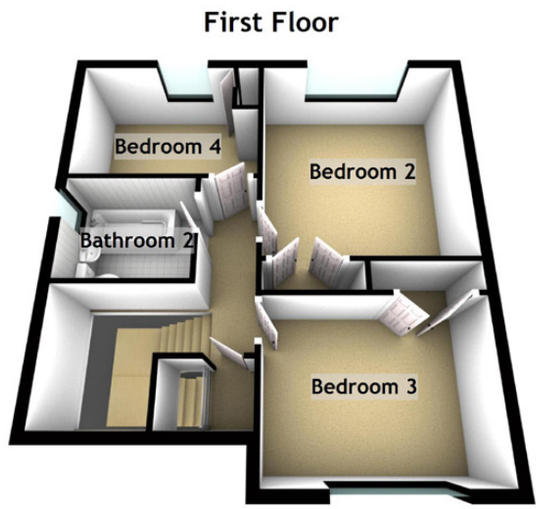












Approximate Dimensions

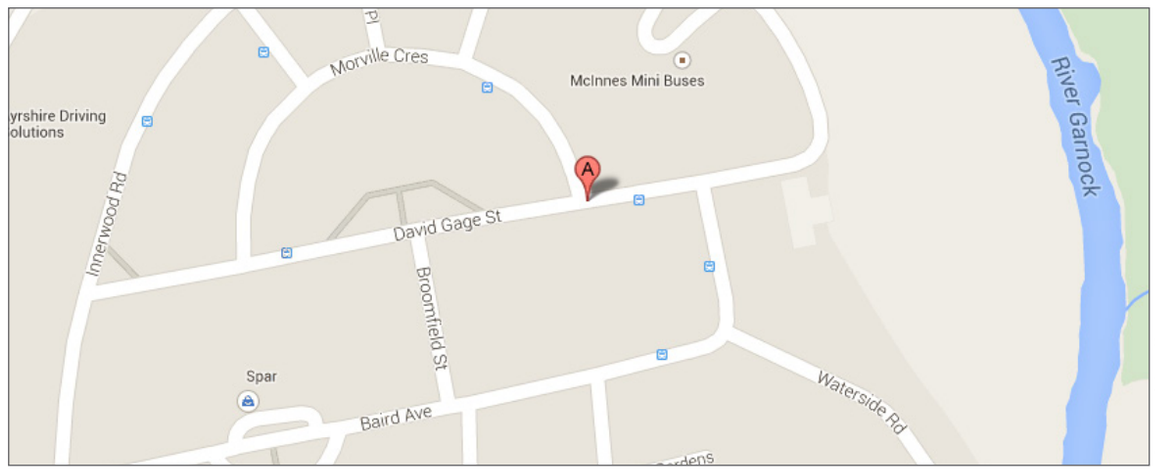
(Taken from the widest point)

Lounge	4.50m (14’9”) x 3.70m (12’2”)
Kitchen	3.60m (11’10”) x 3.40m (11’2”)
Bedroom 1	3.70m (12’2”) x 2.90m (9’6”)
Bedroom 2	4.00m (13’1”) x 3.70m (12’2”)
Bedroom 3	3.70m (12’2”) x 2.90m (9’6”)
Bedroom 4	3.40m (11’2”) x 2.40m (7’10”)
Bathroom	2.40m (7’10”) x 1.20m (3’11”)
Bathroom 2	2.30m (7’7”) x 1.90m (6’3”)
Lounge	4.50m (14’9”) x 3.70m (12’2”)
Kitchen	3.60m (11’10”) x 3.40m (11’2”)
Bedroom 1	3.70m (12’2”) x 2.90m (9’6”)
Bedroom 2	4.00m (13’1”) x 3.70m (12’2”)
Bedroom 3	3.70m (12’2”) x 2.90m (9’6”)
Bedroom 4	3.40m (11’2”) x 2.40m (7’10”)
Bathroom	2.40m (7’10”) x 1.20m (3’11”)
Bathroom 2	2.30m (7’7”) x 1.90m (6’3”)

Extras

(Included in the sale)

All fitted carpets, floor coverings, fixtures and fittings, washing machine and integrated appliances.











McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street
Edinburgh, EH7 4LB
Telephone: 0131 524 9797
Fax: 0131 556 5129
Email: info@mcewanfraserlegal.co.uk
www.mcewanfraserlegal.co.uk

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES

Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SANDRINA CECCHINI
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer