




McEwan Fraser Legal
 Solicitors & Estate Agents
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61 Crannog Way
 KILWINNING, NORTH AYRSHIRE, KA13 6NW



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61 Crannog Way is situated in one of the most highly sought after areas in Kilwinning - more commonly known as 'Whitehurst Park'. It is only 43 minutes to the centre of Glasgow and 34 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 3 miles away. Kilwinning is the home to both primary and secondary schooling and James Watt College.

The nearby town of Irvine, 9 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 (approx. every 15 min peak time) and the main west coast line south. Glasgow Prestwick International Airport is 15.6 miles away and has regular and enhanced flight services to Ireland and the rest of Europe. Glasgow Airport is 18 miles away and is the main route for all the major our operators and also has regular services southbound.



Part Exchange Available! We are delighted to introduce to the market this extended, striking six bedroom detached villa which would make an ideal home for a growing family. Inside this stunning property, you will find exceptional design and an inspired layout over 2 levels which provides light filled and spacious accommodation. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. This family home is finished to a high standard throughout. The property sits within fantastic landscaped gardens, which have been designed for ease of maintenance, providing a private and safe environment for children.

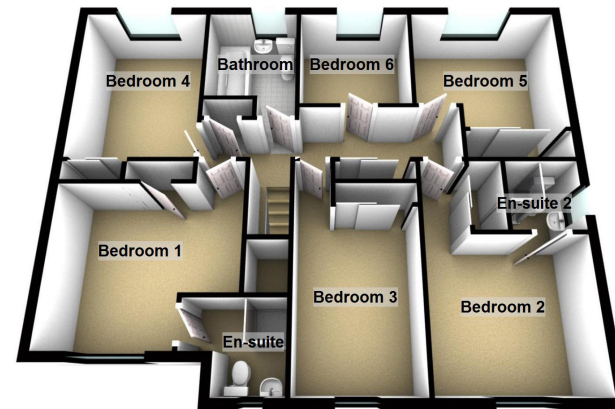
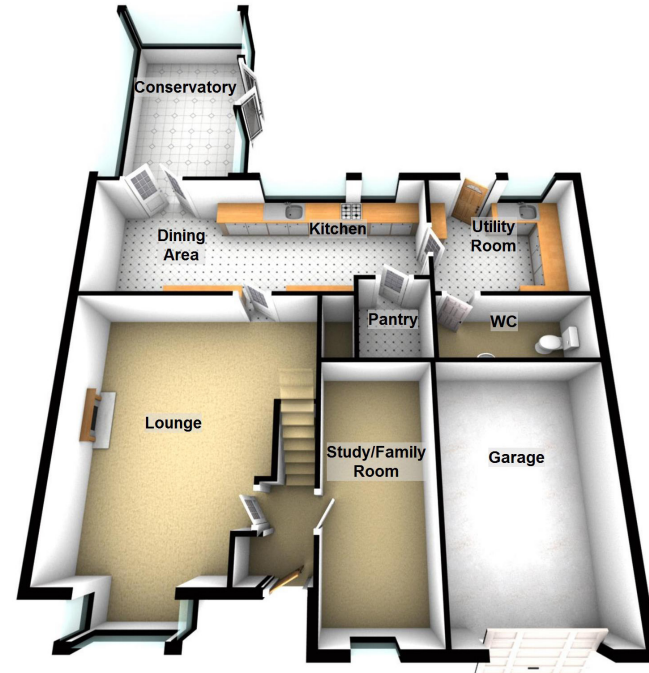
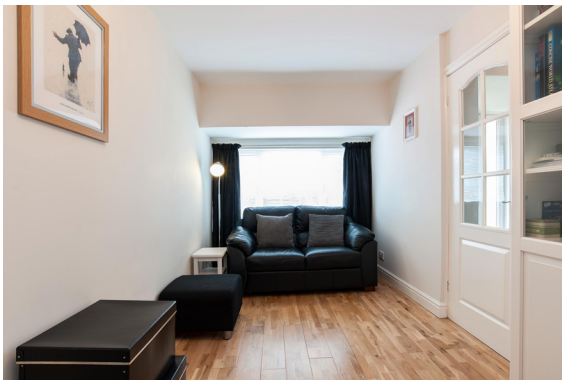
On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home, which is fit for today's modern living. Once inside discerning purchaser's will be greeted with a first class specification. The immediately impressive formal lounge is flooded with natural light from the front facing window - The focal point is the feature gas fire and surround, which is the perfect place in which to unwind after a hard day. The dining kitchen has been beautifully fitted to include a quality range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient work-space. It comes complete with a host of integrated 'AEG' appliances - The ideal zone for an aspiring chef! An added bonus is the recess space provided for a dining table and chairs for more formal

dining with friends and family - it also means the chef is never too far from the party. A further advantage is the utility room, thereafter a handy W.C. The impressive conservatory is popular with all members of the family - many an evening has been spent in this zone enjoying the views of the rear garden. A 'family room' is also positioned on this level - this could be utilised as a 'kid's room', 'games room' or a room simply for some 'me time'.

On the upper level you will find six well proportioned bedrooms, five of which are further enhanced with built in wardrobes - creating excellent storage space, with two of the bedrooms being complimented with impressive en-suites - ideal for when you have guests. The sixth bedroom would be an ideal choice to transform into a 'study/hot office' for those requiring working from home arrangements. All of the bedrooms are bright and airy with space for additional free standing furniture. The contemporary three piece family bathroom suite with over head sower - completes the impressive accommodation internally. Externally, there are well maintained front and rear gardens with a garage and a driveway providing off road parking for a number of vehicles. The rear garden is a spot where you can enjoy peace and quiet whilst not being over-looked. The high specifications of this family home also include double glazing and gas central heating for a warm, yet cost effective way of living all year round.



"...Beautifully extended six bedroom detached villa - the perfect property for a growing family..."



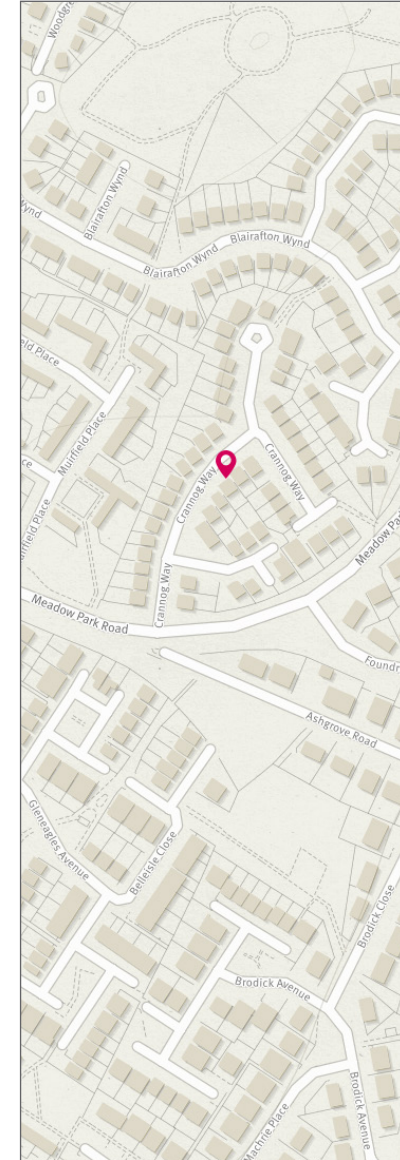
Approximate Dimensions (Taken from the widest point)	
Lounge	5.52m (18'1") x 4.74m (15'7")
Kitchen/Dining Area	7.32m (24') x 2.68m (8'10")
Utility Room	3.22m (10'7") x 2.45m (8')
Conservatory	4.86m (15'11") x 2.92m (9'7")
Study/Family Room	5.05m (16'7") x 2.17m (7'1")
Bedroom 1	3.80m (12'6") x 2.95m (9'8")
En-suite	1.80m (5'11") x 1.57m (5'2")
Bedroom 2	4.64m (15'3") x 3.24m (10'8")
En-suite 2	1.48m (4'10") x 1.48m (4'10")
Bedroom 3	3.63m (11'9") x 2.49m (8'2")
Bedroom 4	3.59m (11'9") x 2.72m (8'11")
Bedroom 5	3.23m (10'7") x 2.88m (9'5")
Bedroom 6	2.43m (8') x 2.41m (7'11")
Bathroom	2.62m (8'7") x 1.98m (6'6")
WC	3.22m (10'7") x 1.02m (3'4")
Garage	5.05m (16'7") x 3.30m (10'10")

Gross internal floor area (m²) - 178m²

EPC Rating - D

Extras
(Included in the sale)

Carpets & floor coverings, light fixtures & fittings,
curtains & blinds. Furniture negotiable with the seller.






McEwan Fraser Legal
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Part
Exchange
Available



Text and description
DIANE KERR
 Surveyor



Professional photography
CATHERINE MARKIE
 Photographer



Layout graphics and design
CATHERINE ANDERSON
 Designer

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