




McEwan Fraser Legal
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8 Turnberry Court
KILWINNING, NORTH Ayrshire, KA13 6QJ

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LOCATION

8 Turnberry Court 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.

PROPERTY

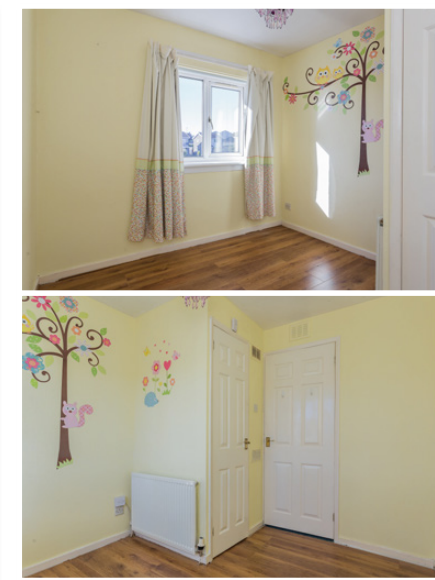
Part Exchange available. We are delighted to offer to the market this deceptively spacious three bedroom, semi-detached villa, split over two levels offering excellent family accommodation. The property would be an ideal purchase for a wide variety of potential purchasers looking for their ideal home. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

A hallway entrance allows access to all apartments on this level. The formal lounge is flooded with natural light from the windows at the front and rear of the room. An added bonus is the space provided for a table and chairs for more formal dining with friends and family. The feature fire and surround give the room a real cosy feel. The fitted kitchen has a quality range of floor and wall mounted units with contemporary worktops, creating a fashionable and efficient workspace. It also comes complete with a host of integrated appliances.

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 beautiful and contemporary three-piece family bathroom suite with overhead shower completes the impressive accommodation internally.

Externally, to the front of the property, there is a well-maintained garden and a driveway providing off road parking for two cars, 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 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.



SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	7.10m (23'4") x 3.60m (11'10")
Kitchen	3.10m (10'2") x 2.40m (7'10")
Master Bedroom	3.70m (12'2") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 2.70m (8'10")
Bedroom 3	2.70m (8'10") x 2.60m (8'6")
Bathroom	2.20m (7'3") x 1.60m (5'3")

Gross internal floor area (m²) - 83m²

EPC Rating - D

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings,
curtains and blinds.

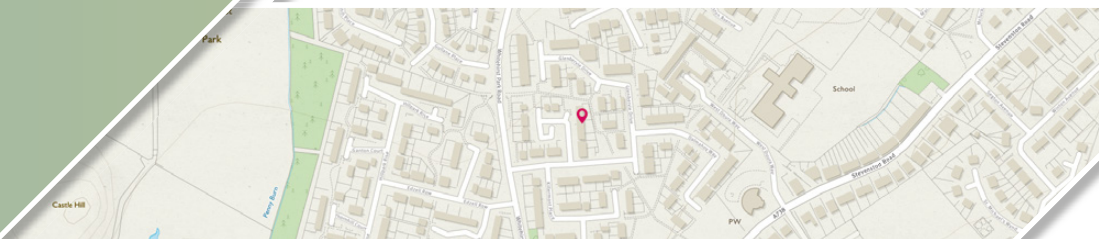


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Part
Exchange
Available

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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. 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 brochure 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
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Surveyor



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Designer