




lomond
make yourself a home

42 Howden Avenue, Kilwinning KA13 7AN

Accommodation

Located within an established residential area of Kilwinning, positioned within a short walk to the town centre, and local schools. Externally the property has been re roughcasted with a new roof also fitted 2021. Internally the accommodation offers spacious apartments throughout comprising lounge, three bedrooms, kitchen and large family bathroom. There is off street parking and generous gardens to the rear.

Into more detail, the entrance hallway has stairs to the upper level. The front facing lounge is spacious with modern décor, and large window allowing for plenty of natural light. To the rear the kitchen offers excellent storage with both floor and wall mounted units, range cooker, oven and hob. Access to the garden is via the kitchen. The family bathroom is stylish with large raised bath with over shower, WC and WHB all finished to modern tiling. There is a large storage cupboard off the hallway.

The upper level houses three bedrooms, all of which are doubles and a further storage cupboard off the upper landing.

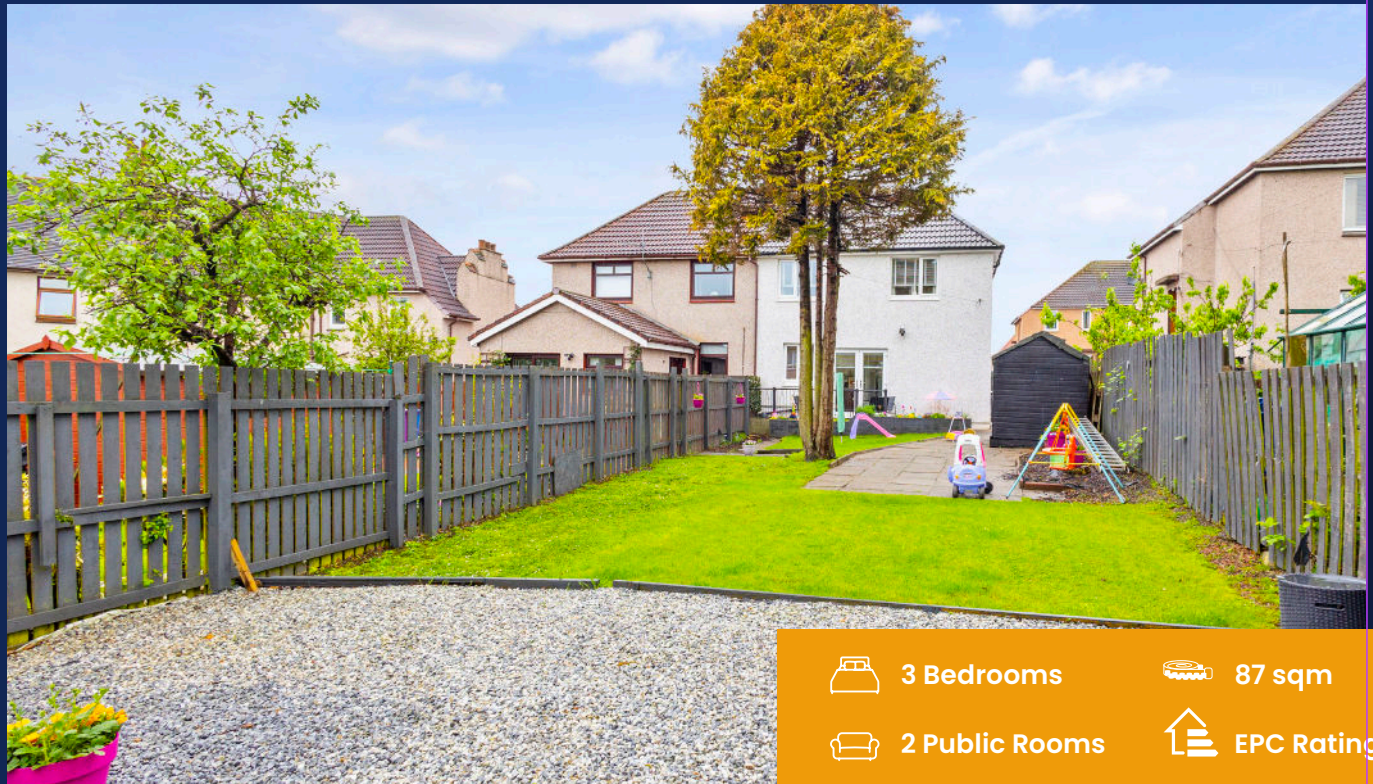
The garden to the rear is child and pet friendly, laid to a combination of lawn, decorative chips, and raised timber decking ideal for summer dining.

To the front there is off street parking

Situation

Howden Avenue is a pleasant area of Kilwinning. The property offers ease of access to the main road networks. Kilwinning town centre is close by with Irvine only a few minutes drive and providing access to a range of amenities including supermarkets, bars, restaurants and town centre shopping. There are a number of local primary and secondary schools within the Kilwinning and North Ayrshire area.

- Semi Detached Villa
- Re Roughcasted
- New Roof
- Large Family Bathroom
- Spacious Lounge
- Large Gardens
- Off Street Parking

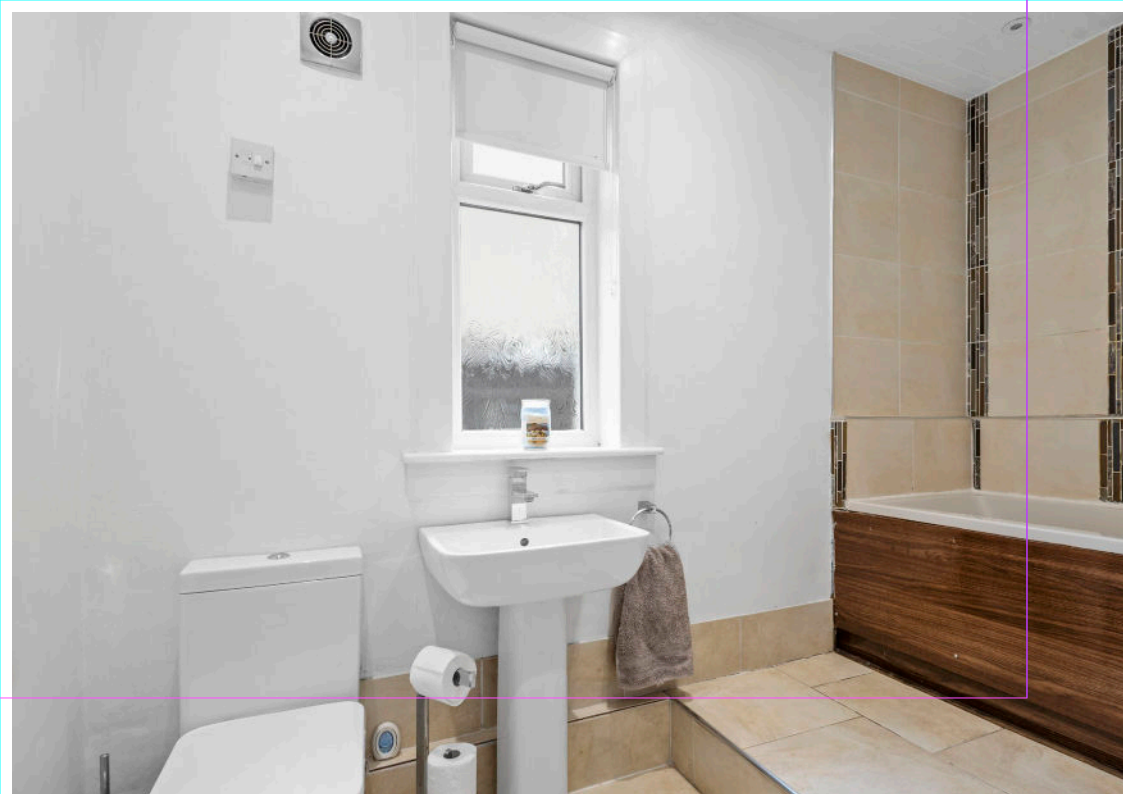
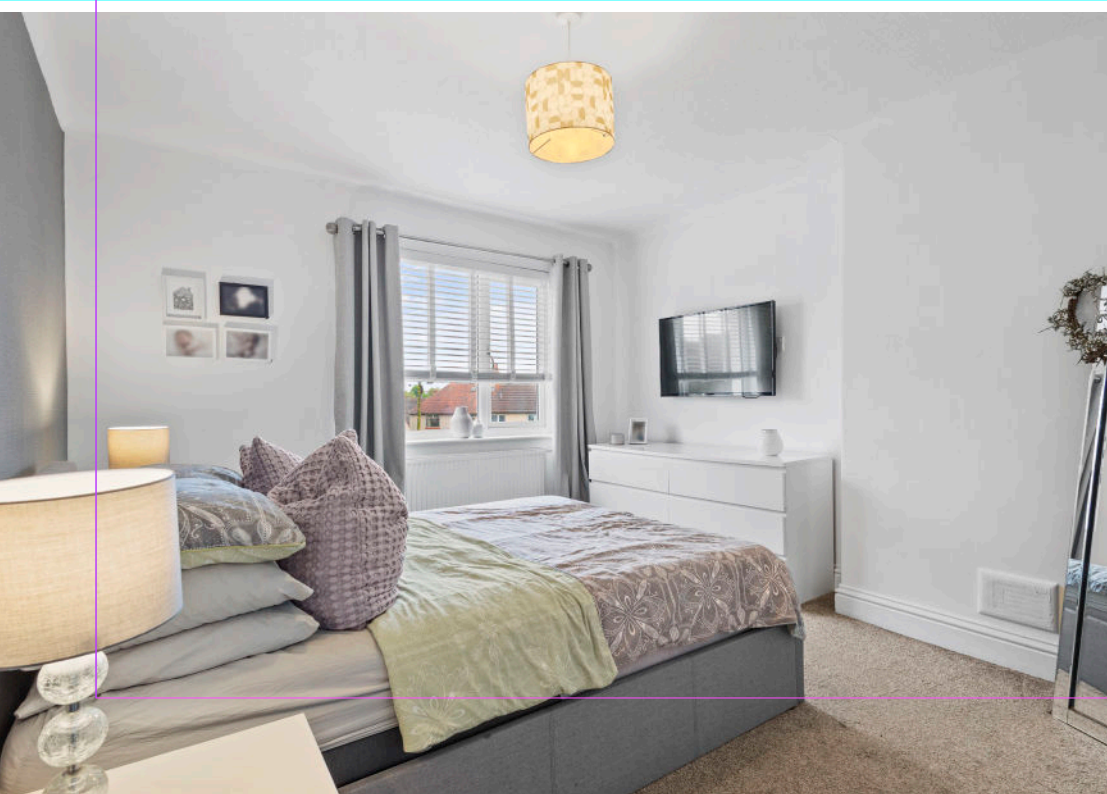


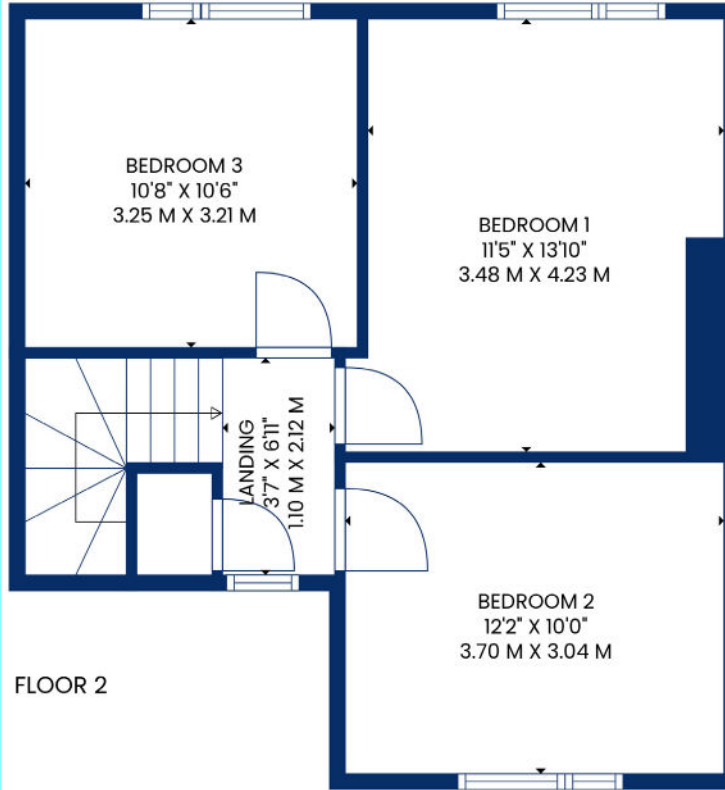
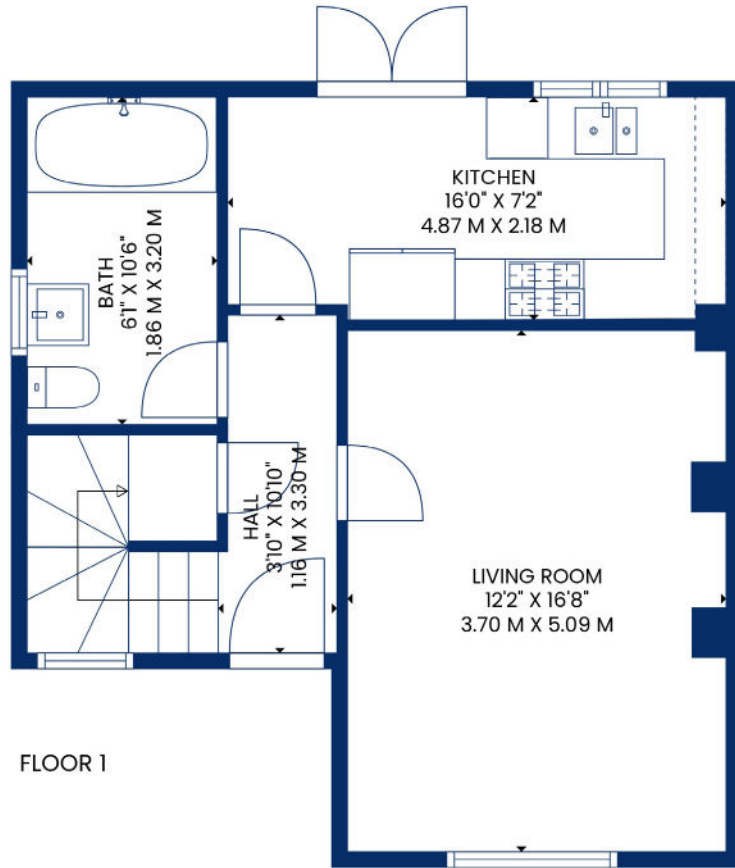
 3 Bedrooms

 87 sqm

 2 Public Rooms

 EPC Rating D





 51 Main Street, Prestwick
01292 471511

 52 Bank Street, Irvine
01294 317013



Any error, omission, or misstatement in any part of this schedule shall not entitle the purchaser(s) or vendor(s) to entitlement to compensation or damages, nor in circumstances to give either party any cause for action. The selling agents have not tested services, equipment or fittings and are therefore unable to comment on their condition. Potential buyers are requested to contact their solicitor or surveyor if further clarification is required. Measurements are approximate for guidance purposes only and have been taken by a sonic beam and are measured from wall to wall at the widest point unless otherwise indicated. Photographs are reproduced for general information and it must not be inferred that any item is included in the sale.