




lomond
make yourself a home

45 Ninians Terrace, Kilwinning KA13 7PN

Accommodation

The current owners have transformed this ground floor cottage flat. The accommodation will suit the first time buyer, buy to let market and those seeking on the level accommodation. The living space comprises two double bedrooms, spacious lounge, newly fitted kitchen and bathroom. Some of the images have computer generated furniture added. Externally the property comes with gardens to the front, and a small section to the rear laid to lawn with timber fence.

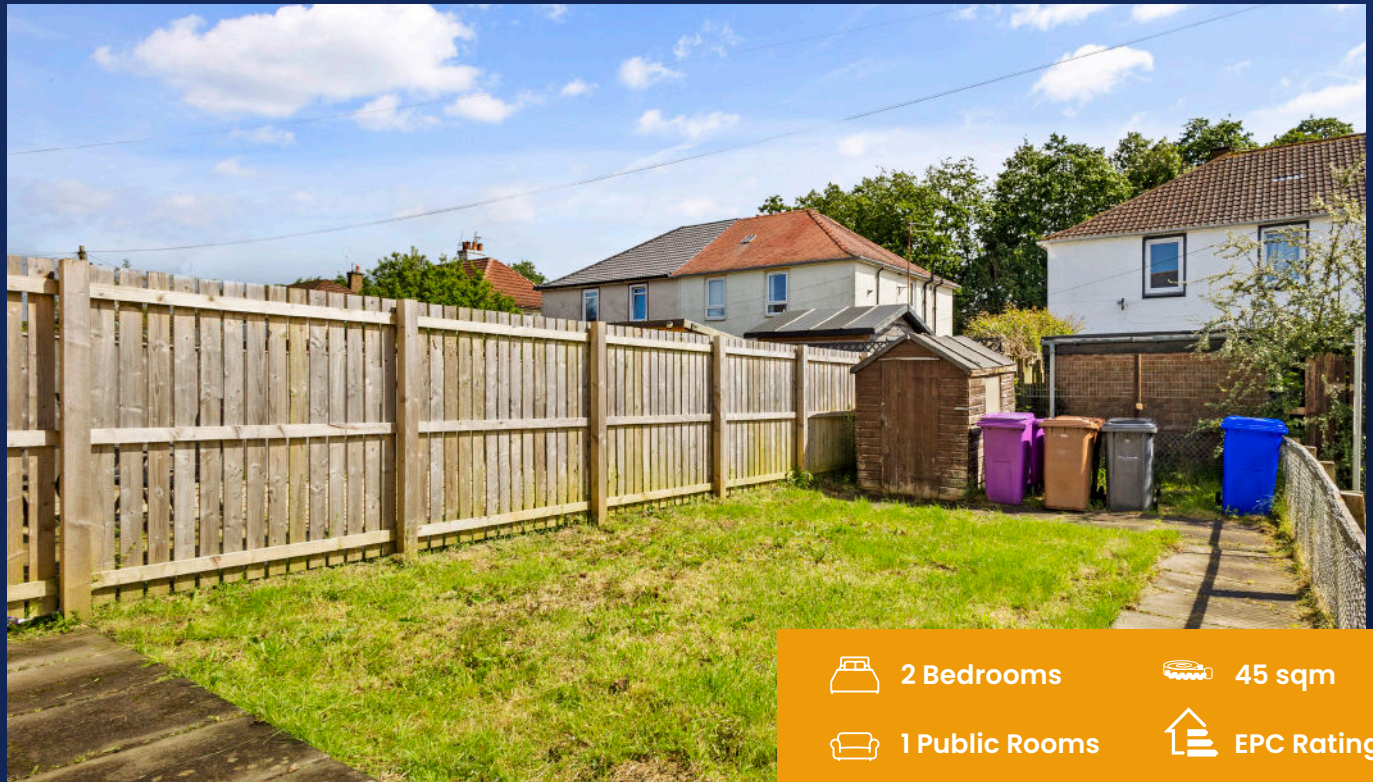
Into more detail the entrance hallway has two large storage cupboards off. The lounge is front facing; spacious with large window allowing for plenty of natural light. The décor is neutral throughout with new flooring a recent addition. Both bedrooms are double in size, each with fitted storage space and views to the garden. The kitchen is also new, and features both floor and wall mounted units, with integrated hob and oven. The bathroom has been transformed with large walk in shower, modern fixtures and fittings finished to modern wet wall panels.

Externally the property has easily maintained gardens to the front laid mainly to decorative chips. To the rear the garden is laid to lawn with timber shed and fence.

Situation

Kilwinning is located in North Ayrshire, just 30 minutes from Glasgow Airport. The town is rich in history with the abbey providing a popular tourist attraction. The train station provides a regular service to Ayr, Glasgow and beyond. The town itself provides excellent shopping options. There are a number of primary, secondary schools, and colleges within the town.

- Ground Floor Cottage Flat
- Two Double Bedrooms
- Spacious Lounge
- Newly Fitted Bathroom
- Newly Fitted Kitchen
- Fresh Decor
- New Flooring



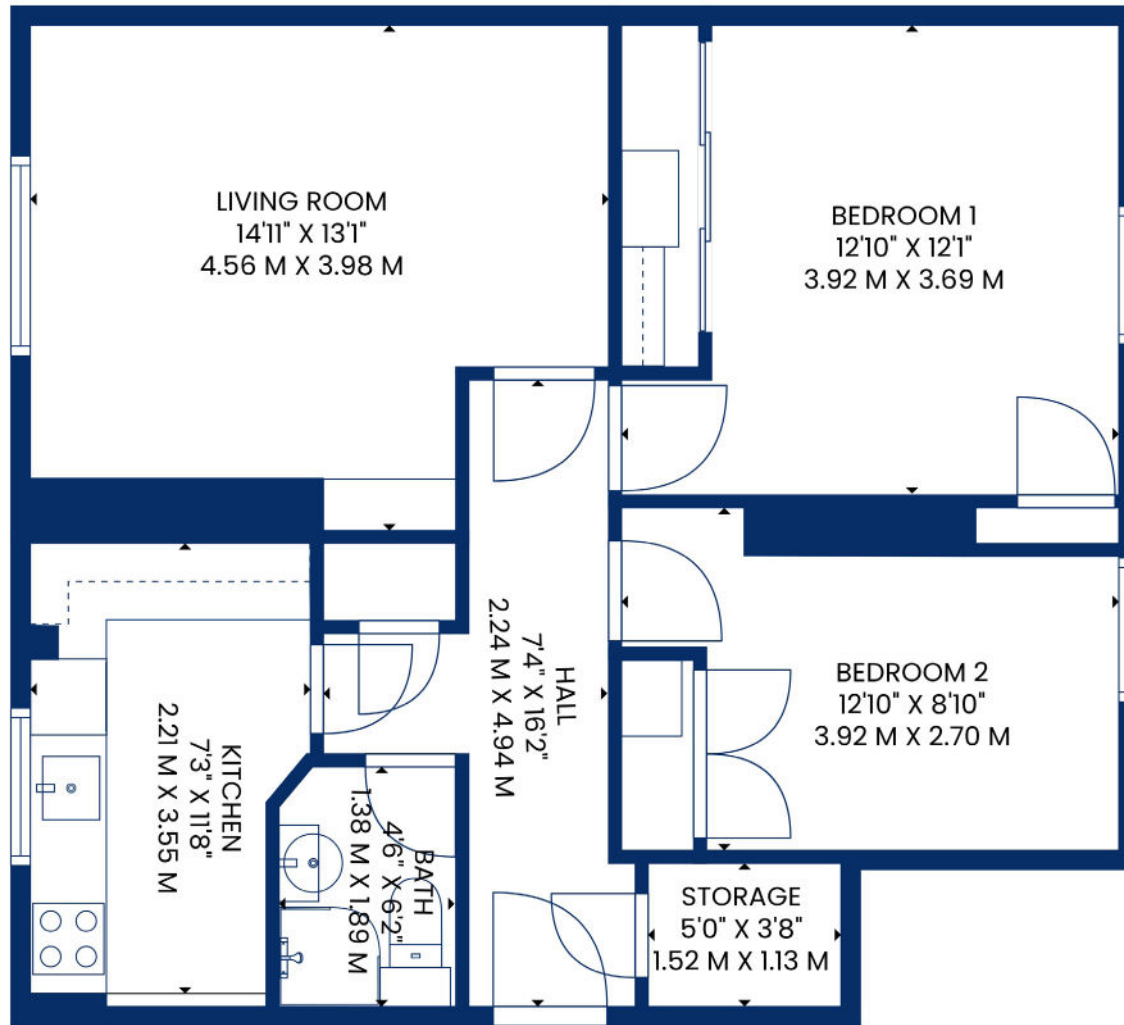
 2 Bedrooms

 45 sqm

 1 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.