



Coodham Place, Kilwinning KA13 6SG

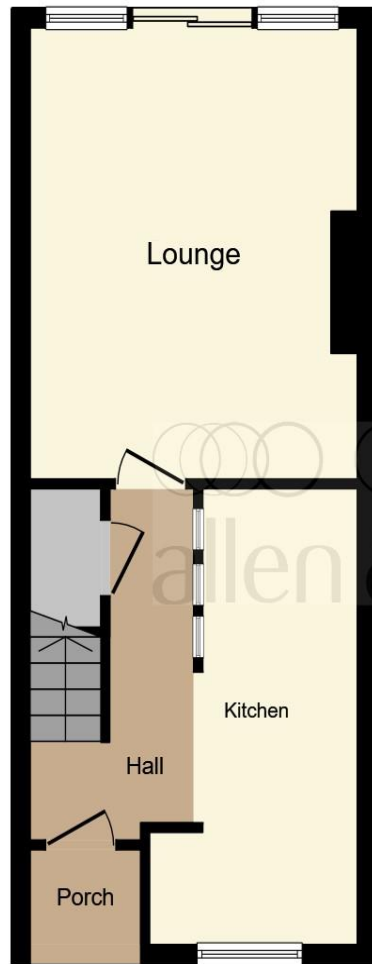
welcome to

Coodham Place, Kilwinning

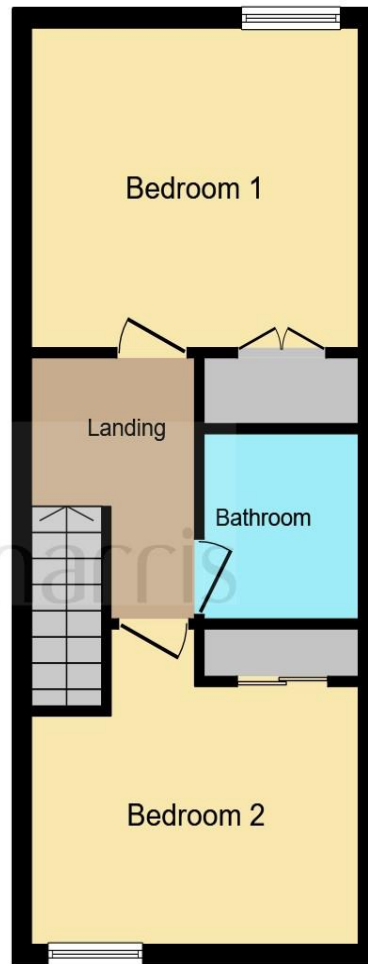
Well-presented two bedroom mid terrace villa offering spacious accommodation comprising on the ground floor there is entrance hall, lounge with patio doors to rear garden, modern fitted kitchen, on the upper floor there are two good sized double bedrooms and modern fitted bathroom. The property is further enhanced by communal parking areas to front and rear, gas central heating, double glazing and gardens to front and rear. The rear garden is enclosed. Ideally located within close reach to train station, bus routes, local shops and amenities.

Two bedroom mid terrace villa offering entrance hall, lounge with patio doors, modern fitted kitchen, two double bedrooms and modern fitted bathroom. There is also communal parking to front and rear, gas c/h, d/g and gardens to front and rear.





Ground Floor



First Floor

Entrance Hall

Lounge

16' x 12' max (4.88m x 3.66m max)

Kitchen

15' x 5' 8" min (4.57m x 1.73m min)

Bathroom

Bedroom One

11' x 12' (3.35m x 3.66m)

Bedroom Two

12' max x 8' 11" min (3.66m max x 2.72m min)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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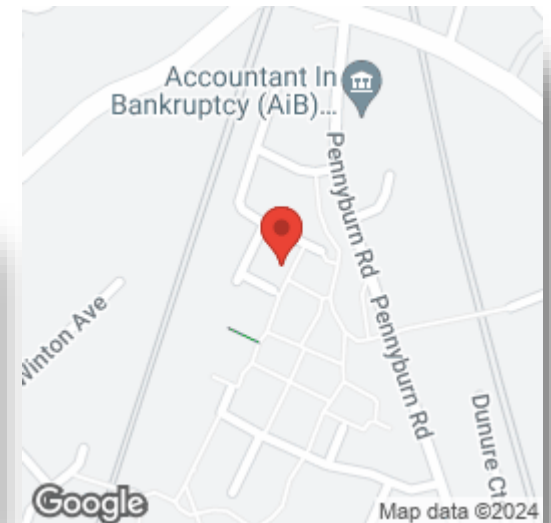
Coodham Place, Kilwinning

- Mid Terraced Villa
- Spacious Lounge
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom

Tenure: Freehold EPC Rating: D

offers over

£70,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/IRV108465



Property Ref:
IRV108465 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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