



**YOUR MOVE**

— J & A Johnston —

PRICE:

**Fixed**

**£84,995**

Ref no: 527/343/446

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54 Hamilton Street,  
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# 19 Hamilton Street, Kilwinning, Ayrshire, KA13 7AG

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## DESCRIPTION

Your Move are proud to present to the market this Attractive Mid Terraced Villa located within the Prime Residential Setting of Hamilton Street, Kilwinning. The beautifully presented accommodation which is set over two levels comprises; welcoming reception hallway, bright spacious lounge, modern fitted kitchen, well proportioned dining room, two generous double bedrooms and the three piece fitted family bathroom. The property further benefits from a system of gas central heating with new condensing boiler, gardens to the front and rear. Early viewing is highly recommended to appreciate the accommodation on offer.

## LOCATION

Kilwinning is well served with local amenities including; shopping, schooling at both primary and secondary levels, public transport and recreational facilities. Kilwinning has mainline train links with Glasgow to the North and Ayr to the South. The nearby town of Irvine also offers an excellent range of local recreational amenities including; Irvine seafront, an excellent array of main brand shops including the Rivergate Mall, Ayrshire's largest indoor shopping centre and The Magnum Leisure Centre.

## RECEPTION HALLWAY

Entered via timber glazed door, carpeted stairwell allows access to the upper level, access given to the lounge and dining room, wall mounted radiator, ceiling mounted light fitting.

## LOUNGE

**4.01m x 3.30m (13'2" x 10'10")**

Spacious neutral lounge, rear facing window formation allows natural light in to the room, under stair storage facility, laminate flooring, wall mounted radiator, ceiling mounted light fitting, power, access given to the kitchen.

## DINING ROOM

**3.30m x 2.92m (10'10" x 9'7")**

Bright dining room, front facing twin window formation, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, power.

## KITCHEN

**3.78m x 1.85m (12'5" x 6'1")**

Fitted with a selection of modern floor standing and wall mounted units which allow ample storage, complimentary work surfaces and splash back tiling, integrated oven and hob, space and plumbing for appliances, inset stainless steel sink, rear facing window formation, door allows exit to the garden, slate tile flooring, ceiling mounted light fitting, power.

## REAR HALLWAY

Carpeted flooring, wall mounted electric radiator, ceiling mounted spotlights, power.

## **BATHROOM**

**2.18m x 1.83m (7'2" x 6'0")**

Attractive family bathroom tiled floor to ceiling, fitted with white three piece suite which comprises; wc, wash hand basin, bath with mixer shower over, side facing opaque window formation allows privacy and natural light, carpeted flooring, wall mounted radiator, ceiling mounted light fitting, roof hatch allows storage.

## **BEDROOM 1**

**4.01m x 3.35m (13'2" x 11'0")**

Double bedroom, front facing window formation, over stair storage facility, laminate flooring, wall mounted radiator, ceiling mounted light fitting, power.

## **BEDROOM 2**

**4.01m x 3.33m (13'2" x 10'11")**

Double bedroom, rear facing double glazed velux window, laminate flooring, wall mounted radiator, ceiling mounted light, power.

## **FRONT GARDEN**

Enclosed with wall perimeter, gate access, open pathway to the property entrance, mainly laid to decorative chips.

## **REAR GARDEN**

Enclosed with wall and fence perimeter, mainly laid to lawn.

## **DIRECTIONS**

From our office at 93 High Street, Irvine, proceed towards Kilwinning and enter via the Irvine Road. Take first right on North Service Road into Garnock View followed by second left into Hamilton Street.

## **CLAUSES:**

### **MORTGAGE & FINANCIAL ADVICE:**

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### **ALL MEASUREMENTS:**

All Measurements are Approximate

### **LASER TAPE CLAUSE:**

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### **OFFICE OPENING HOURS:**

Mon-Fri 9:00-17:30

Sat 10:00-13:00



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