



YOUR MOVE

— J & A Johnston —

PRICE:

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Almswall Road, Kilwinning, Ayrshire, KA13 6BN

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DESCRIPTION

Your Move are proud to present to the market this stunning TRADITIONAL UPPER FLAT within popular residential area of Almswall Road, Kilwinning. The accommodation comprises, entrance hallway with stairway giving access to all apartments, reception hallway, fitted kitchen, bright lounge, second public room, utility room, two double bedrooms and family bathroom. The property further benefits from gas central heating, partial double glazing and beautiful gardens to front of property. This property is well presented throughout. Early viewing is strongly recommended to fully 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, Ayrshires largest indoor shopping centre and The Magnum Leisure Centre.

ENTRANCE HALL

Accessed via timber and glazed front door allowing natural light into the room, the welcoming entrance hallway gives access via carpeted stairway to all apartments, wall mounted radiator, ceiling mounted light fitting, feature coving and ceiling rose, power points.

RECEPTION HALL

Accessed via glazed front door, the welcoming entrance hallway gives access to most apartments, neutral decor, carpeted flooring, storage cupboard, wall mounted radiator, wall mounted light fitting, power points.

LOUNGE

5.31m x 4.50m (17'5" x 14'9")

Well presented spacious lounge with window formation providing plenty of natural light and views over beautifully maintained gardens, neutral decor theme, ceiling mounted light fitting with original ceiling rose and coving, carpeted flooring, wall mounted radiator, gas fire and surround, storage cupboard, power points.

PUBLIC ROOM

4.22m x 3.99m (13'10" x 13'1")

Well presented spacious lounge with double glazed window formation to the rear, ceiling mounted light fittings with ceiling rose and coving, gas fire and surround, wall mounted radiator, carpeted flooring, access to utility room, power points.

KITCHEN

3.76m x 2.41m (12'4" x 7'11")

Fitted kitchen with a selection of floor standing and wall mounted units providing ample storage, complementary work surfaces and partial tiling, inset stainless steel sink, electric oven, hob extractor hood, ceiling mounted light fitting, feature coving, parquet flooring, wall mounted radiator, window formation to rear, power points.

BEDROOM 1

4.47m x 3.94m (14'8" x 12'11")

Extremely spacious double bedroom with window formation to side of property providing views over well maintained gardens, storage cupboard, ceiling mounted light fitting, carpeted flooring, wall mounted radiator, power points.

BEDROOM 2

3.38m x 3.28m (11'1" x 10'9")

Spacious well presented double bedroom with window formation to front of property, ceiling mounted light fitting with feature ceiling rose, carpeted flooring, wall mounted radiator, power points.

FAMILY BATHROOM

2.72m x 1.73m (8'11" x 5'8")

Family bathroom fitted with a three piece suite comprising, WC, wash hand basin and bath with electric shower over, partially tiled walls, window to the rear, ceiling mounted light fitting, parquet flooring, wall mounted radiator.

GARDENS

Well maintained enclosed mature gardens to front, mainly laid to lawn with a selection of shrubs and trees.

DIRECTIONS

On entering Kilwinning on the Irvine Road continue along North Service Road to traffic lights taking left turn into Almswall Road.

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.**

SONIC TAPE CLAUSE:

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

ALL MEASUREMENTS:

All Measurements are Approximate

OFFICE OPENING HOURS:

Mon-Fri 9:00-17:30

Sat 10:00-13:00

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.



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