



**Eglinton Irvine Road, Kilwinning KA13 7PF**





welcome to

## Eglinton Irvine Road, Kilwinning

- 4 Bed Detached Villa
- Integrated Garage
- En-Suite
- Walk in Wardrobe
- Utility Room

Tenure: Freehold EPC Rating: Exempt

**£240,000**

## AMAZING INCENTIVES ON SOME OF OUR NEW HOMES ##  
## ONLY A FEW REMAINING ##  
## WITHIN CLOSE PROXIMITY TO EGLINTON PARK IDEAL FOR  
DOGWALKING/CHILDRENS PLAY AREA ##  
PLEASE CALL US FOR FURTHER DETAILS...



### Lounge

9' 6" x 11' 3" ( 2.90m x 3.43m )

### Kitchen/dining

17' 6" MAX x 14' 1" MAX ( 5.33m MAX x 4.29m MAX )

### Utility

8' 5" x 7' ( 2.57m x 2.13m )

### Master Bedroom

13' 4" excluding recess x 11' 1" ( 4.06m excluding recess x 3.38m )

### Bedroom 2

18' 2" max x 9' 2" ( 5.54m max x 2.79m )

### Bedroom 3

13' 5" max x 10' 3" ( 4.09m max x 3.12m )

### Bedroom 4

13' 6" max x 10' 3" ( 4.11m max x 3.12m )

### Bathroom

11' 4" x 5' 9" ( 3.45m x 1.75m )

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**Property Ref:**

IRV106933 - 0008

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