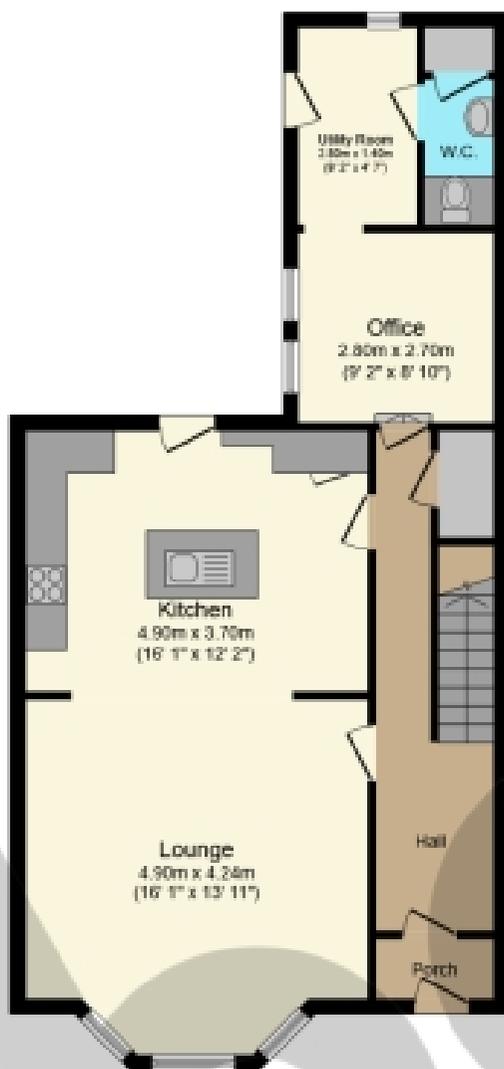




36 Woodwynd, Kilwinning

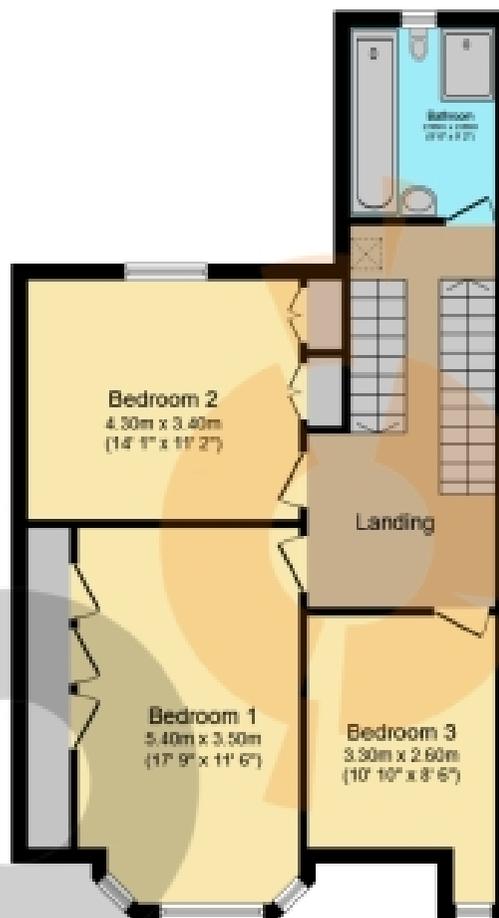
Offers In Excess Of £200,000





Ground Floor

Floor area 71.8 m² (773 sq.ft.)



First Floor

Floor area 63.9 m² (687 sq.ft.)



Outbuilding

Floor area 11.0 m² (119 sq.ft.)

TOTAL: 146.6 m² (1,578 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**** TRADITIONAL SANDSTONE FAMILY HOME ** ULTRA MODERN OPEN PLAN LOUNGE / KITCHEN ** IMPRESSIVE GARDEN / PERFECT FOR AFLESCO DINING **** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 36 Woodwynd, Kilwinning. This fantastic sandstone home positioned in a highly sought-after Kilwinning locale, presents an ideal opportunity for families looking for a forever home.

To the front of the property, you'll find a private driveway, offering safe and convenient off-street parking. The front garden has decorative stone chipping and features a paved walkway leading to the front entrance.

Entering the property, you are presented with a welcoming entrance hallway, seamlessly connecting you with the open plan kitchen, lounge, and office space. The lounge is exceptionally spacious and has masses of natural light pouring in through the bay window formation. Period features include original cornicing, panelling and a focal point fireplace. The hard wood flooring pairs well with the neutral décor in this room.

The well-appointed kitchen features plenty of storage and workspace, soft sage colour cabinetry pairs well with the butcher block effect work surfaces. There is a range style cooker, along with an integrated extractor hood and Belfast sink. On the ground floor is an additional office space, which is utilised as storage by the current owners. Completing the ground floor is a convenient separate utility room and a w.c.

On the first floor of the property, you will find three generously proportioned double bedrooms. Bedroom One and Two both feature in built storage solutions. Completing the interior is a four-piece family bathroom comprising of a bath, w.c., wash hand basin and a separate walk-in corner shower.

To the rear of the property, is an impressive garden space. The decking, along with the tiled areas, make this garden the perfect space for socialisation within the seating areas. There is also a brick-built outhouse, offering convenient external storage.

The property further benefits from gas central heating and double glazing throughout.

This fabulous property is perfectly situated to enjoy a host of local amenities and public transport links. Please check The Property Boom website for detailed information on local schooling. The West Coast with beautiful sandy beaches is only 10 minutes' drive or a short train journey away.

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Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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