



**7 Shavian Terrace, Kilwinning**

**Offers Over £98,000**





**Ground Floor**

**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome to No.7 This wonderful home offers spacious and flexible accommodation and is ideally situated within the ever-popular Kilwinning locale. This property is within walking distance from a host of local amenities, public transport links, schools and college - making for perfect family accommodation.

To the front is a low maintenance garden space with decorative stone chipping and a monobloc pathway leading to the front door, the front of the home further benefits from a brick wall for added privacy. Into the home you're welcomed in through the warming reception hallway that leads into the lounge. No.7 has been freshly decorated with neutral tones and carpets for a bright & airy feel throughout. The family lounge is superbly spacious and filled with an abundance of sunlight through the large, double-glazed window. The lounge further boasts a focal point fireplace for added warmth.

Off the lounge is the well-appointed kitchen that has been fitted with oak effect wall and base mounted units and light granite effect worktops for a fashionable and efficient workspace. The kitchen houses excellent space for freestanding appliances such as washing machine, cooker, and fridge freezer which will all be included within the sale.

Completing the ground floor of No.7 is one of three generously proportioned double bedrooms and the bright & airy family bathroom. The fully tiled bathroom comprises of a bathtub with overhead shower, W.C. and hand wash basin.

Into the upper level there are a further two double bedrooms that both benefit from excellent built-in storage.

The rear garden is predominantly decorative stone chipping with a drying green and patio area for an easily maintainable space. The garden is also fully enclosed and great for children and pets alike.

The property further benefits from gas-central heating and recently installed double glazing, providing all rooms with a lovely warmth.

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.

This property is sure to be very popular therefore we would highly recommend an early viewing. 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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