



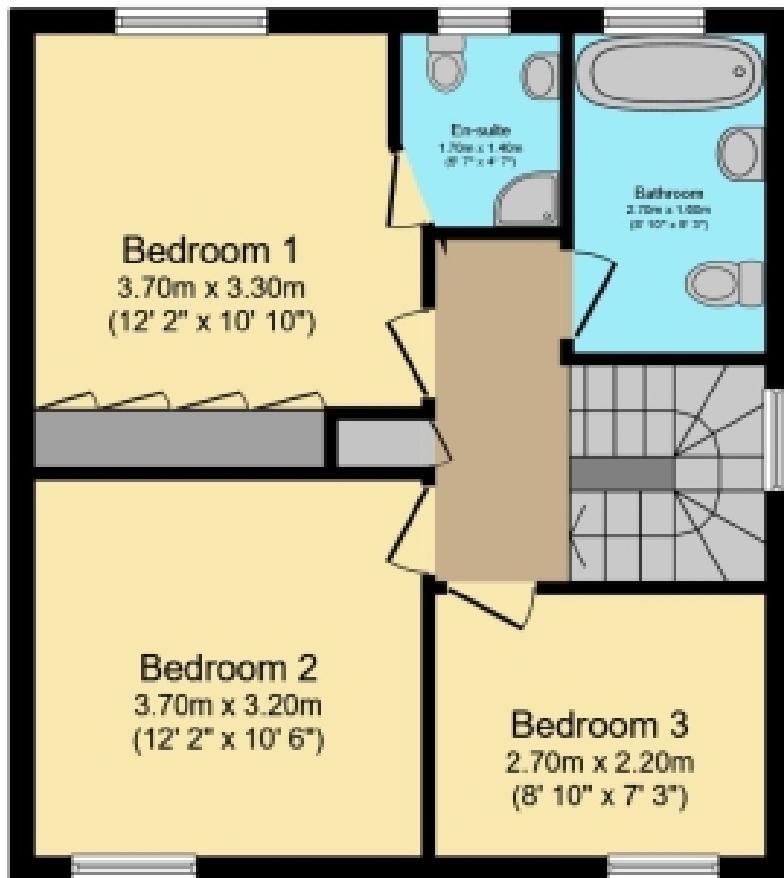
12 Mountcastle Wynd, Kilwinning

Offers Over £209,995





Ground Floor



First Floor

Total floor area 100.7 sq.m. (1,084 sq.ft.) approx

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

THE PROPERTY

****EXTENDED DETACHED VILLA**** set within exclusive, child-friendly development. ****RECENTLY INSTALLED KITCHEN, BATHROOM & EN-SUITE SHOWER ROOM****. View in Person or Online. ****TURN-KEY CONDITION**** offering stylish and spacious accommodation. ****IN-DEPTH HD PROPERTY VIDEO TOUR AVAILABLE****. Please could you contact your personal estate agents, The Property Boom, for much more information and a copy of the home report.

Situated within a highly sought-after Kilwinning locale, No. 12 Mountcastle Wynd is a truly desirable detached villa offering stylish and spacious accommodation. This beautiful home has undergone extensive refurbishment by our clients; offering a true walk-in, start living condition family home.

Externally to the front, the driveway provides safe off-street parking. Upon entering, you are welcomed through the bright and airy reception hallway and in the first instance to the lounge. The family lounge boasts impressive dimensions which are further complimented with tasteful décor and an abundance of natural sunlight, thanks to the dual aspect. A true focal point of this space is the charming gas fireplace, filling the room with a delightful warmth all year round.

The open-plan breakfasting kitchen is simply stunning and offers the perfect spot for the whole family to enjoy. The kitchen hosts an array of high-gloss wall and base mounted units with contrasting butcher-block effect countertops. Integrated appliances include a stainless-steel extractor hood, dishwasher and there is additional free-standing space for a Range-style cooker and American fridge freezer. Chic French doors offer direct access to the decking area, ideal for outdoor entertaining/dining alfresco. A separate utility room can also be found on the ground floor offering further free-standing space for a number of appliances. Our clients have cleverly extended the property to create an additional room offering flexible accommodation. This room is currently being utilised as a study, however, other potential uses include a play room or fourth bedroom. Completing the ground floor is the convenient W.C. which is perfectly elegant in all its simplicity.

On to the upper level, you will find three generously proportioned bedrooms with Bedroom One boasting in-built wardrobes and an en-suite shower room. The ultra-modern family bathroom comprises of a roll top bath with chrome handheld shower, W.C., and hand wash-hand-basin. Contemporary fixtures and fittings can be found throughout.

The rear garden is beautifully landscaped with a manicured lawn section and sociable decking area with pergola, perfect for hosting friends and family. The garden is fully enclosed, creating a safe and secure environment for children and pets alike. The property also boasts charming down lights to both the front and rear. This fantastic family home further benefits from double glazing providing each room with a delightful warmth.

The property is located within the Whitehurst Park area of Kilwinning, an ever-popular residential suburb. Kilwinning itself has a great host of local amenities ranging including eateries, health centres, shops, transport links and schooling. 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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