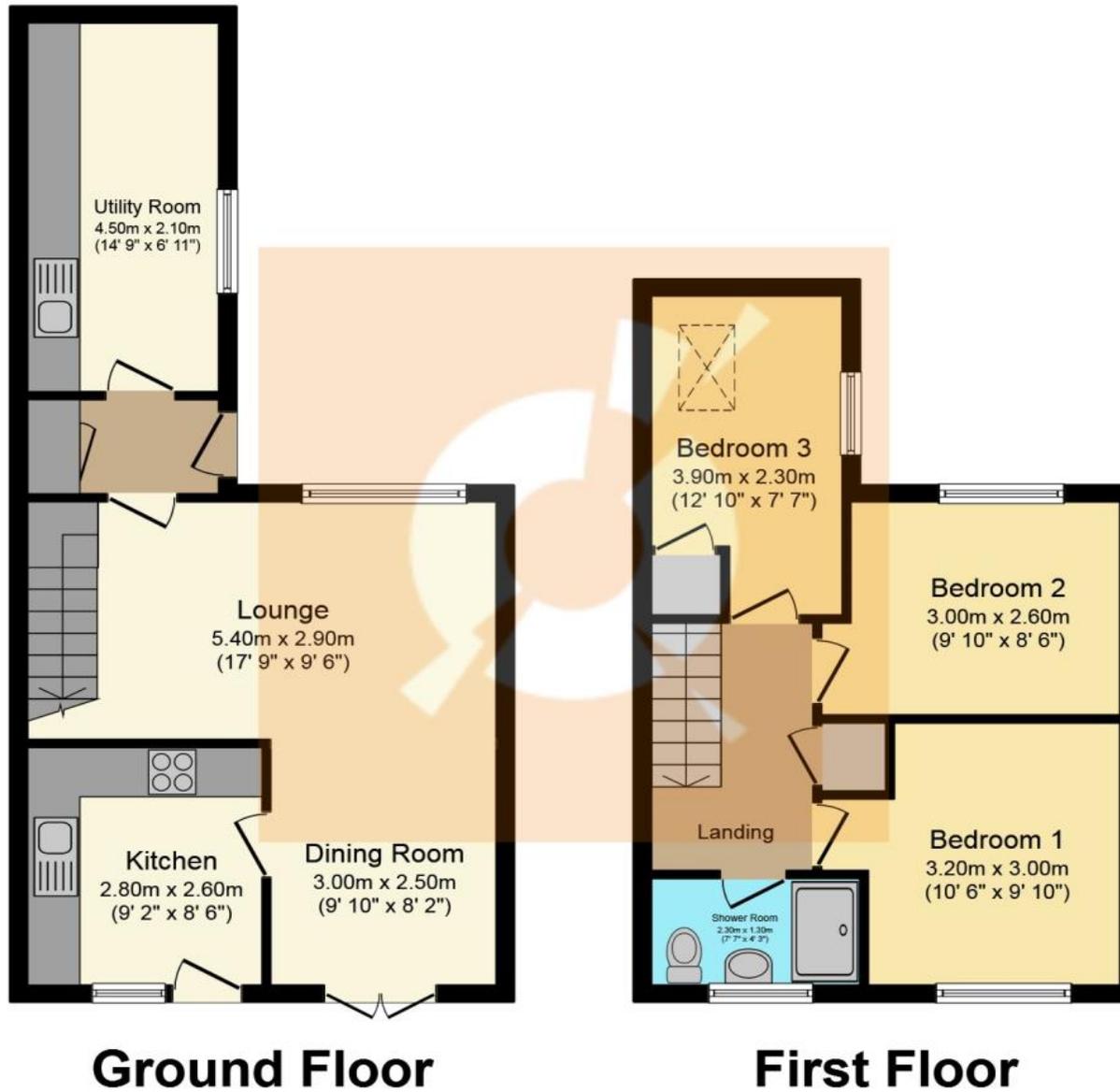




101 Duddingston Avenue, Kilwinning

Offers Over £129,000





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

THE PROPERTY

*****OUTSTANDING SEMI-DETACHED VILLA***** Boom North Ayrshire are delighted to present this fabulous 3 bedroom home. NO CHAIN involved. Could be converted to 4th bedroom with relevant consent. Recently redecorated, mono block driveway and child friendly back garden. Please contact your personal Estate Agents The Property Boom for much more information.

Fabulously spacious family home boasting impressive room dimensions and there is No Chain involved with the sale.

The L shaped Lounge has ample space for dining and the large dual aspect window formation allows for masses of natural sunlight with patio doors leading to the decked patio to the rear.

The stylish Kitchen has been recently fitted with tasteful dove grey hi gloss cabinetry providing lots of storage space and is complimented by the ash effect counter tops and tiled splashback. There is an electric oven, hob and hood in place and the kitchen is plumbed for a washing machine.

The property further benefits from a separate Utility Room with additional storage, counter tops and stainless steel sink but this area could easily be converted into a 4th bedroom if required.

The upstairs rooms, consisting of 3 bedrooms and the shower room are accessed via a carpeted staircase with timber handrail.

The Shower Room comprises white 3 piece sanitary ware including large walk in shower cabinet with electric shower, w.c. and wash hand basin. Stylish wet wall has been fitted and there is an opaque double glazed window.

The three bedrooms are all spacious and well presented with bedrooms 1 and 3 benefitting from built in storage.

Throughout the property, you'll find there are solid timber doors, and the property has been recently freshly decorated.

Externally to the front of the property is a substantial mono block driveway whilst to the rear is a child friendly enclosed back garden with timber decked area, accessed from the lounge patio doors, plus low maintenance paved area.

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 lovely home is guaranteed to be popular and we urge early viewing to avoid disappointment. 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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