



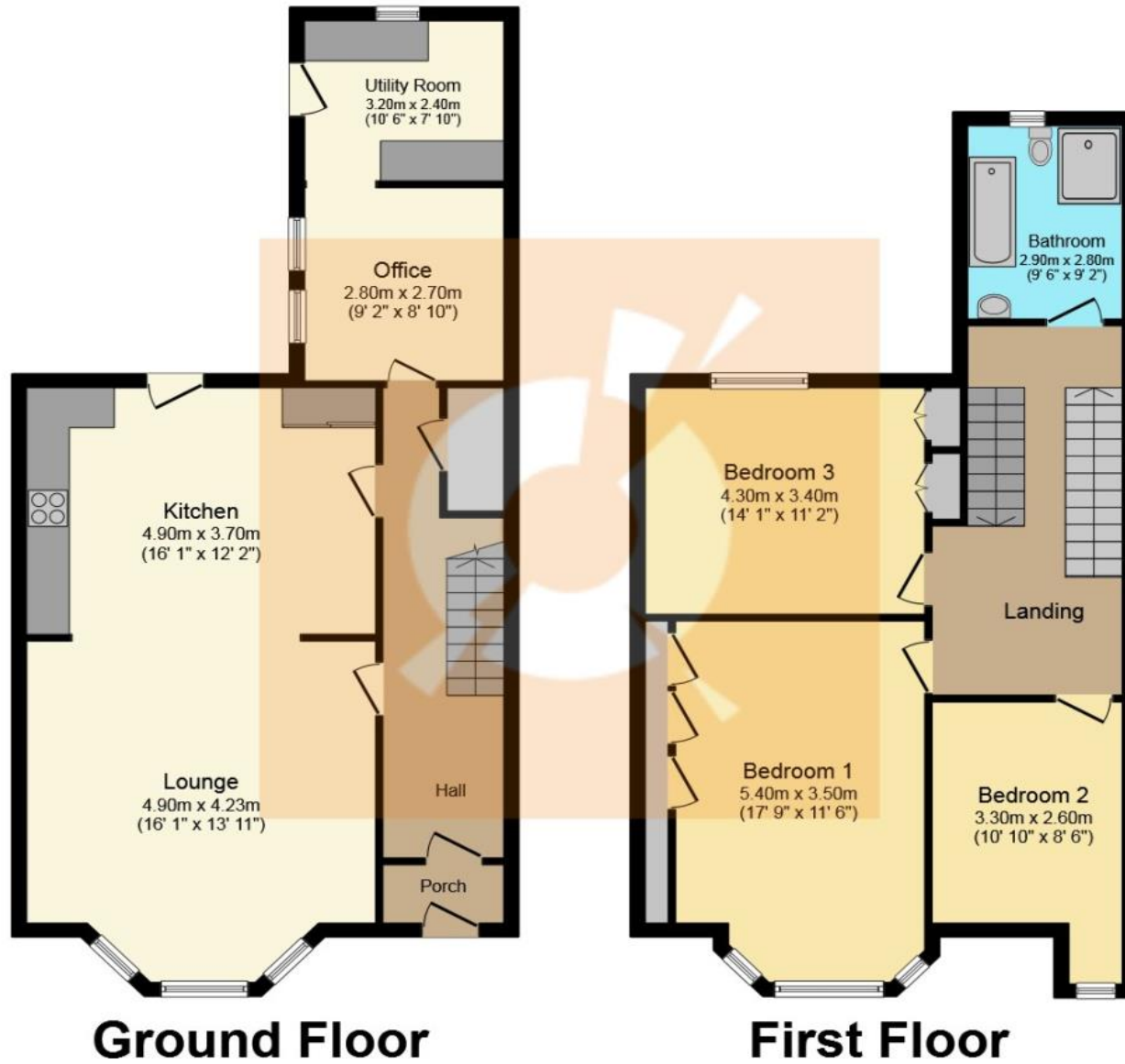
36 Woodwynd, Kilwinning

Offers Over £159,500









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

## THE PROPERTY

Welcome to No. 36 Woodwynd and this fantastic family home situated in a highly sought-after Kilwinning location. This property is a credit to its current owners taste with high end fixtures and fittings and will no doubt be extremely popular, therefore we would highly recommend an early viewing to avoid disappointment.

Upon entering, discerning purchasers will be greeted with a first-class specification. Access is from the main door leading to the welcoming entrance hallway thereafter providing access to all apartments on the ground level of the property.

The formal open-plan lounge hosts a variety of traditional features to include intricate ceiling cornicing and large bay window formations, infusing this entire space with natural light. A focal point fireplace with gas fire provides a delightful warmth and solid wood flooring leads seamlessly to the high-specification dining kitchen with super stylish fixtures and fittings.

The superb dining kitchen has been professionally fitted to include a quality range of floor units with a contrasting worksurface, providing a fashionable and efficient workspace. The kitchen is beautifully complimented with an ultra-modern kitchen island and further benefits from a Belfast sink with chrome mixer tap and impressive 8-burner range style cooker which will both be included within the sale of this property, making it a fantastic purchase.

The home office presents the ideal space for those working from home and leads in turn to a well-appointed utility room, housing additional space for large appliances.

The extensive rear garden is predominantly laid to lawn and is fully enclosed, making it a safe and secure environment for children and pets alike. The large sociable patio area with firepit creates a cosy space for outdoor entertaining/dining alfresco with family and friends, even during those cold winter nights.

Access to the upper level is via a carpeted staircase with white timber bannister, leading you in the first instance to the ultra-modern family bathroom containing a four-piece bathroom suite. There is a large walk-in shower cubicle, bath, w.c. and wash-hand-basin and contemporary chrome fixtures and fittings can be found throughout to include a waterfall shower head and chrome heated towel rail.

There are three generously proportioned double bedrooms which have all been tastefully decorated throughout with warm, neutral tones. Bedroom 1 is complimented with built-in wardrobes, providing excellent storage solutions.

The property further benefits from gas-central heating and double-glazing, providing all rooms with a delightful 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.

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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