

23a Saint Winnings Road

KILWINNING, AYRSHIRE, KA13 6BW



*SPACIOUS AND VERSATILE 3/4 BED
BUNGALOW IN PRIME KILWINNING LOCATION*



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We are delighted to present this unique and spacious 3/4 bedroom bungalow, ideally positioned in a sought-after area of Kilwinning. This exceptional property offers versatile living space perfect for families, professionals, or those looking for comfortable single-level living, all while enjoying excellent local amenities and transport links.

Approached via a generous driveway, this beautifully proportioned bungalow opens into a charming vestibule, leading into a bright and spacious central hallway elegantly connecting all areas of the home.

To the left, the expansive lounge offers an inviting space with high ceilings and traditional features.



A wide hall leads through a flexible living zone—currently arranged as a study and child’s room—into a large, modern U-shaped dining kitchen. This superb family space opens into a rear porch that includes a utility area and larder, giving direct access to the sunlit, enclosed rear garden.



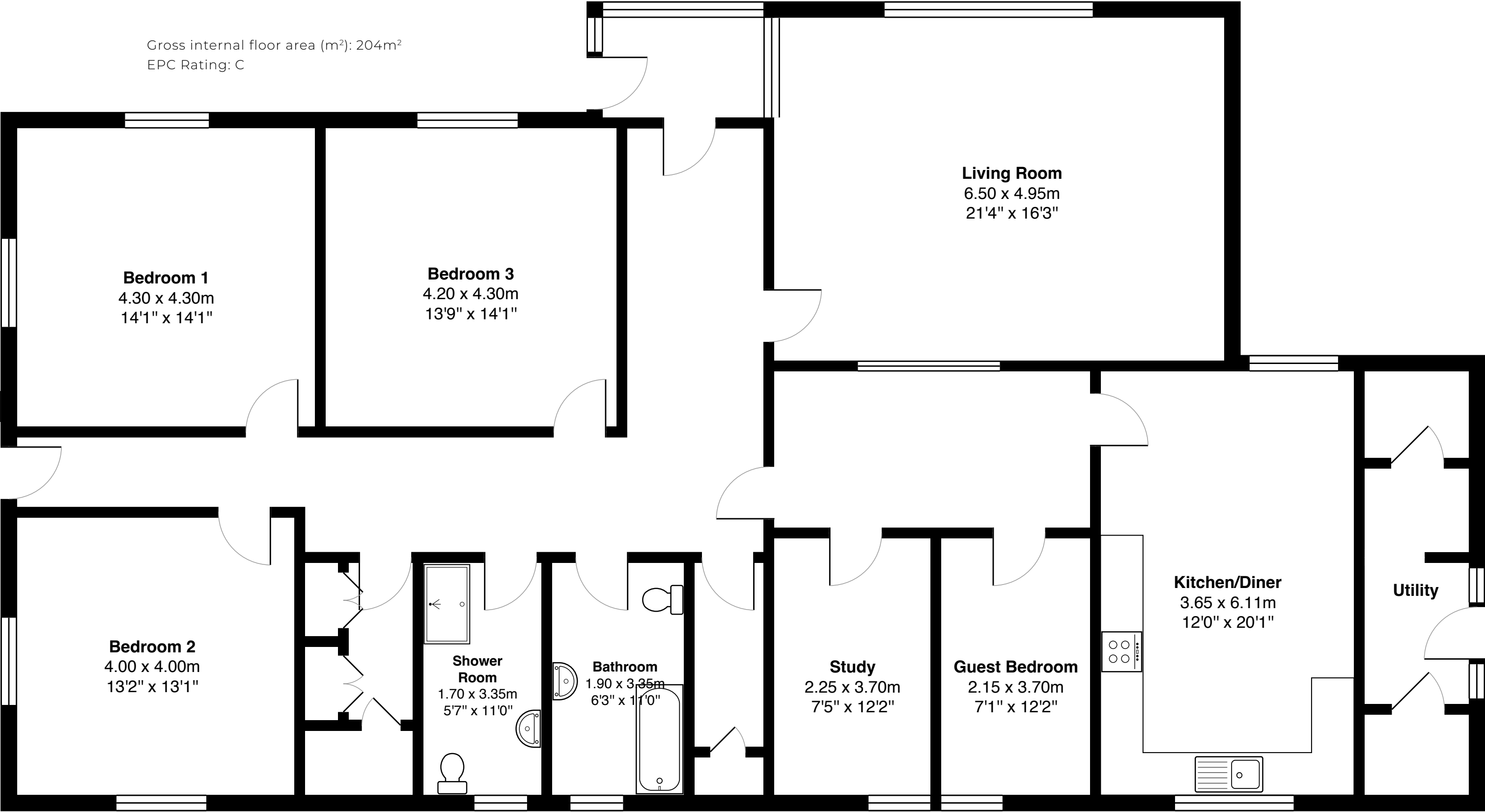
To the front of the home, three sizeable double bedrooms continue the generous proportions, each benefiting from tall ceilings and abundant natural light. The property features two modern bathrooms finished to a high standard, conveniently located side by side.

This thoughtfully arranged and highly adaptable home offers a rare blend of period charm and modern functionality, ideal for growing families or those seeking flexible living space in a desirable setting.





Gross internal floor area (m²): 204m²
EPC Rating: C





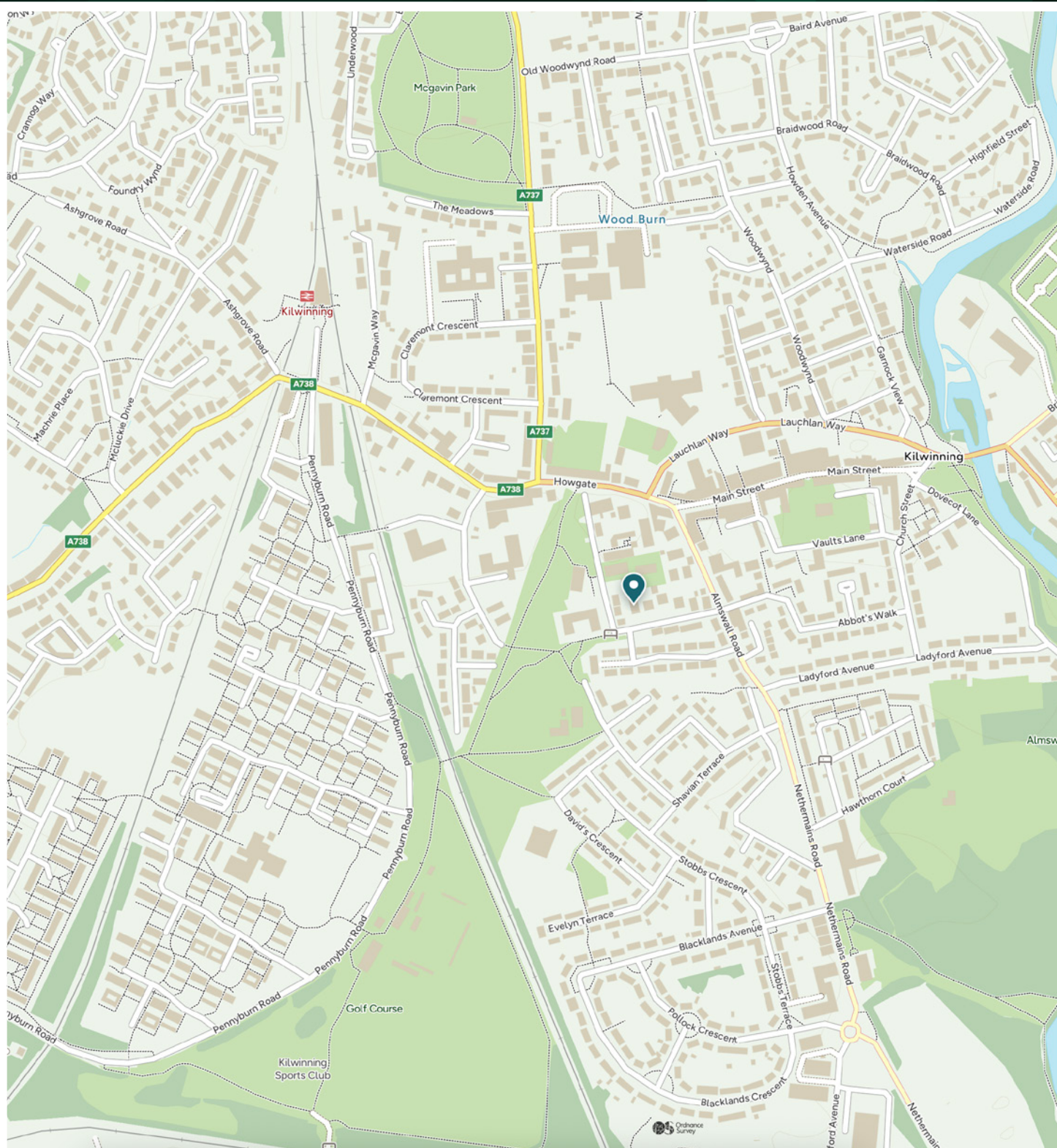
The enclosed rear garden is fully landscaped for low maintenance and features astroturf, offering a secure and private setting for outdoor dining, play, or relaxation. To the front, a substantial driveway provides parking for several vehicles as well as a single garage. A covered veranda looks out over the drive, a great place to enjoy morning coffee in the Scottish sunshine.

This beautifully presented bungalow offers a rare combination of space, flexibility, and convenience in one of Kilwinning's most desirable locations. Early viewing is highly recommended to fully appreciate this wonderful home.



Saint Winnings Road is set within the popular town of Kilwinning, which is approximately four miles from the town centre of Irvine and eleven miles from Kilmarnock. It is only twenty-four miles to the centre of Glasgow and twenty miles to the centre of Ayr. Glasgow Prestwick International Airport is twenty miles away and has regular and enhanced flight services to Ireland and the rest of Europe. Glasgow Airport is twenty-two miles away and is the main route for all the major tour operators, and also has regular services southbound.

The A78, from Irvine to Kilmarnock, gives easy access to the recently upgraded and refurbished A77, M77 motorway link and all main arterial routes. This provides easy access for the commuter with links accessing in a southerly direction towards Ayr and Girvan, the Ayrshire coast and in a northerly direction toward Glasgow. Kilwinning has a mainline rail station, with a comprehensive service to Glasgow (approximately every fifteen minutes, peak time) and the main west coastline south.



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