

114 Dalry Road

KILWINNING, NORTH AYRSHIRE, KA13 7HL



*A BRIGHT AND SPACIOUS THREE
BEDROOM SEMI-DETACHED HOUSE*



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We are delighted to introduce to the market this superb three-bedroom semi-detached villa within a highly sought-after area of Kilwinning. The property offers fantastic and flexible accommodation which is formed over two levels and would be a great purchase for a variety of people looking for their first or next home.

The property has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor.

The property is accessed via the hallway which allows entry to all rooms on this level. The immediately impressive lounge is pleasantly located to the rear of the property and flooded with natural light from a set of doors that open onto the rear garden, where you can invite outside in.





The kitchen has a modern range of floor and wall-mounted units with a striking worktop, creating a fabulous and efficient workspace, and boasts a host of integrated appliances. The downstairs WC completes the accommodation on this level.







Journeying upstairs, you will discover three, bright and airy well-proportioned bedrooms. Two of the rooms are complemented with built-in wardrobes and they all have the advantage of space for additional free-standing furniture if required. The family bathroom suite completes the impressive accommodation internally.





Bedroom 2

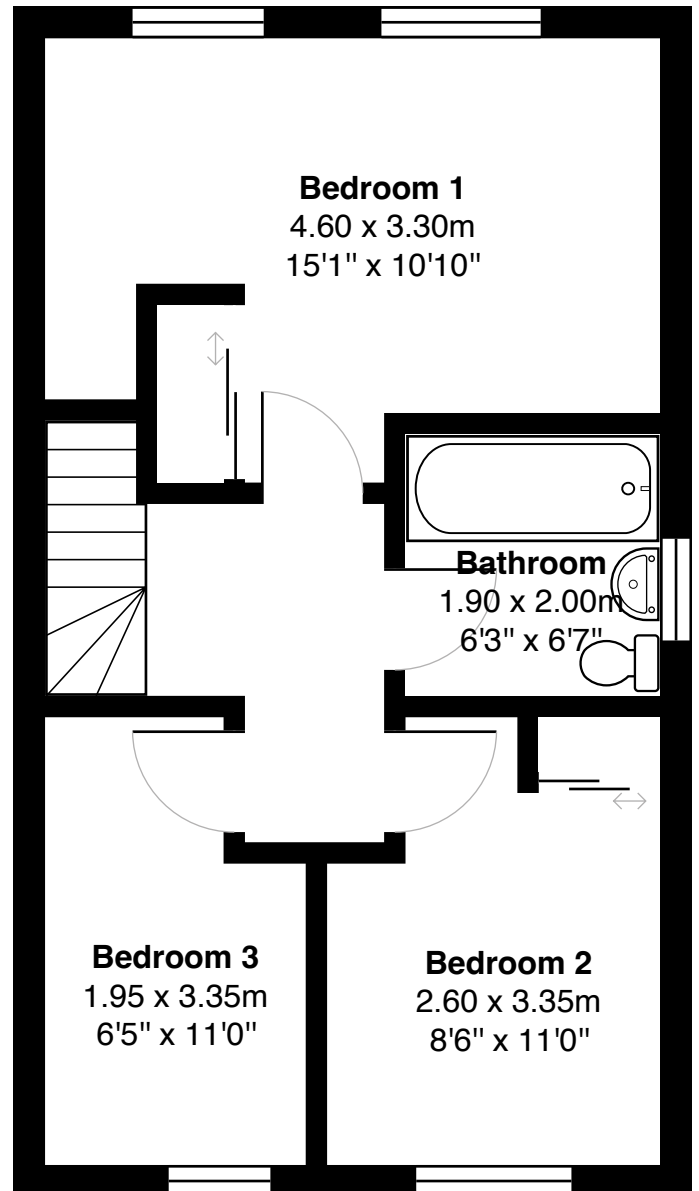
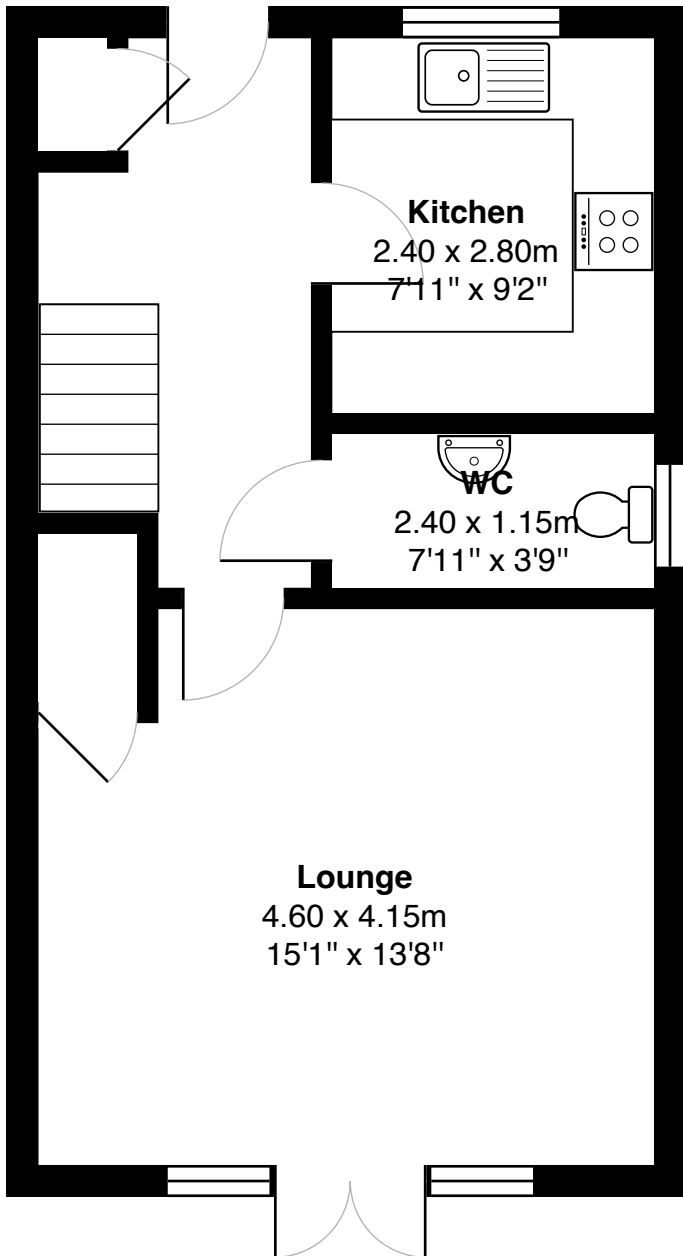




Bedroom 2







Gross internal floor area (m²): 76m²

EPC Rating: B



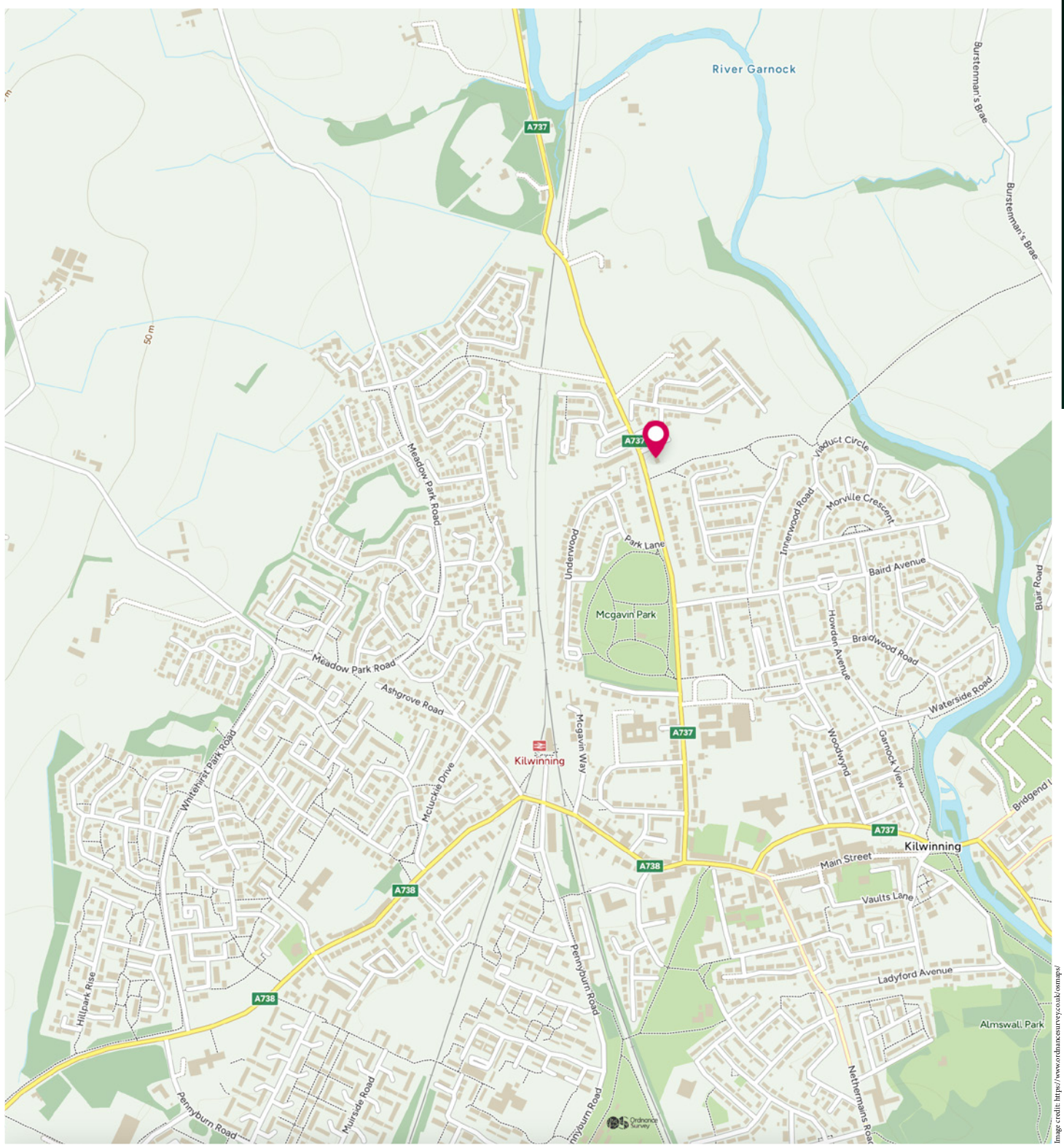
Externally, to the front of the property, there is a double driveway with a fully enclosed garden to the rear. The rear garden is a real sun trap, especially in summer months. The high specifications of this lovely home also include double glazing and gas central heating for additional comfort.





Dalry 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. Local shops can be found within the area which provides the necessary day-to-day requirements. A retail park which hosts a number of outlets such as a Morrisons supermarket, B and M Bargains store, McDonald's fast-food restaurant and B and Q can be found a couple of miles away.



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