

116 Dalry Road

KILWINNING, NORTH AYRSHIRE, KA13 7HL



A stylish, four-bedroom detached house, tucked away in a popular pocket of Kilwinning



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We are delighted to bring to the market this striking, four-bedroom detached villa, which redefines what modern living in Scotland is all about. The property is tucked away from the road and sits on a good plot. In terms of location, layout, style and detail, the owners have created an architectural look and an internal aesthetic that is perfect for its enviable location.

The property sits within fantastic landscaped gardens, which have been designed for ease of maintenance. On entering the property, it is immediately apparent that the current owners have meticulously looked after this family home, which is fit for today's modern living and offered to the market in "walk-in" condition. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

THE LOUNGE



Once inside, discerning purchasers will be greeted with a first-class specification. A welcoming entrance hallway, with a handy WC, allows access to all rooms on this level. The formal lounge is flooded with natural light from the window to the front aspect and offers an interesting outlook. The media wall is already in place, and with the feature fire giving the room a real cosy feel, this spot will be the perfect place to unwind after a hard day.

THE KITCHEN/DINER



The dining kitchen has a selection of floor and wall-mounted units with a central island and striking worktops providing a fashionable and efficient workspace. It comes complete with a host of integrated appliances. The dining area has played host to more formal occasions when entertaining friends and family. A set of doors allows access onto the rear garden, where you can invite the outside in.





The upstairs accommodation offers four good-sized bedrooms. All of the bedrooms are bright and spacious with interesting views and space for additional free-standing furniture if required. The current owners have transformed one of the rooms into an impressive dressing room. The master bedroom is further complemented with a beautiful en-suite. A family bathroom suite completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3



BEDROOM 4



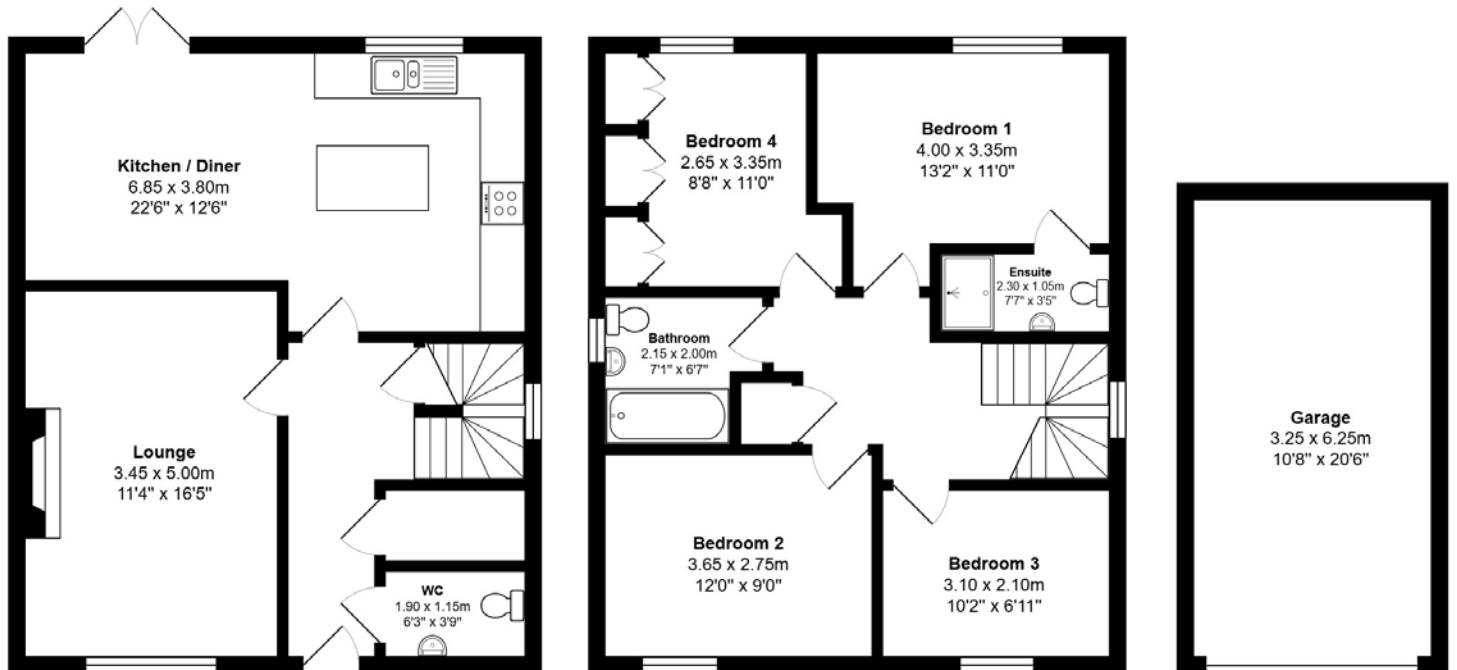
Externally, there are private front and rear garden grounds. To the front, there is a driveway providing off-road parking and a detached garage thereafter. To the rear, there is a fully enclosed garden area, which will be popular with all members of the family, especially in the summer months.

The high specifications of this family home also include double-glazing and gas central heating to ensure a warm, yet cost-effective way of living all year round.

EXTERNALS

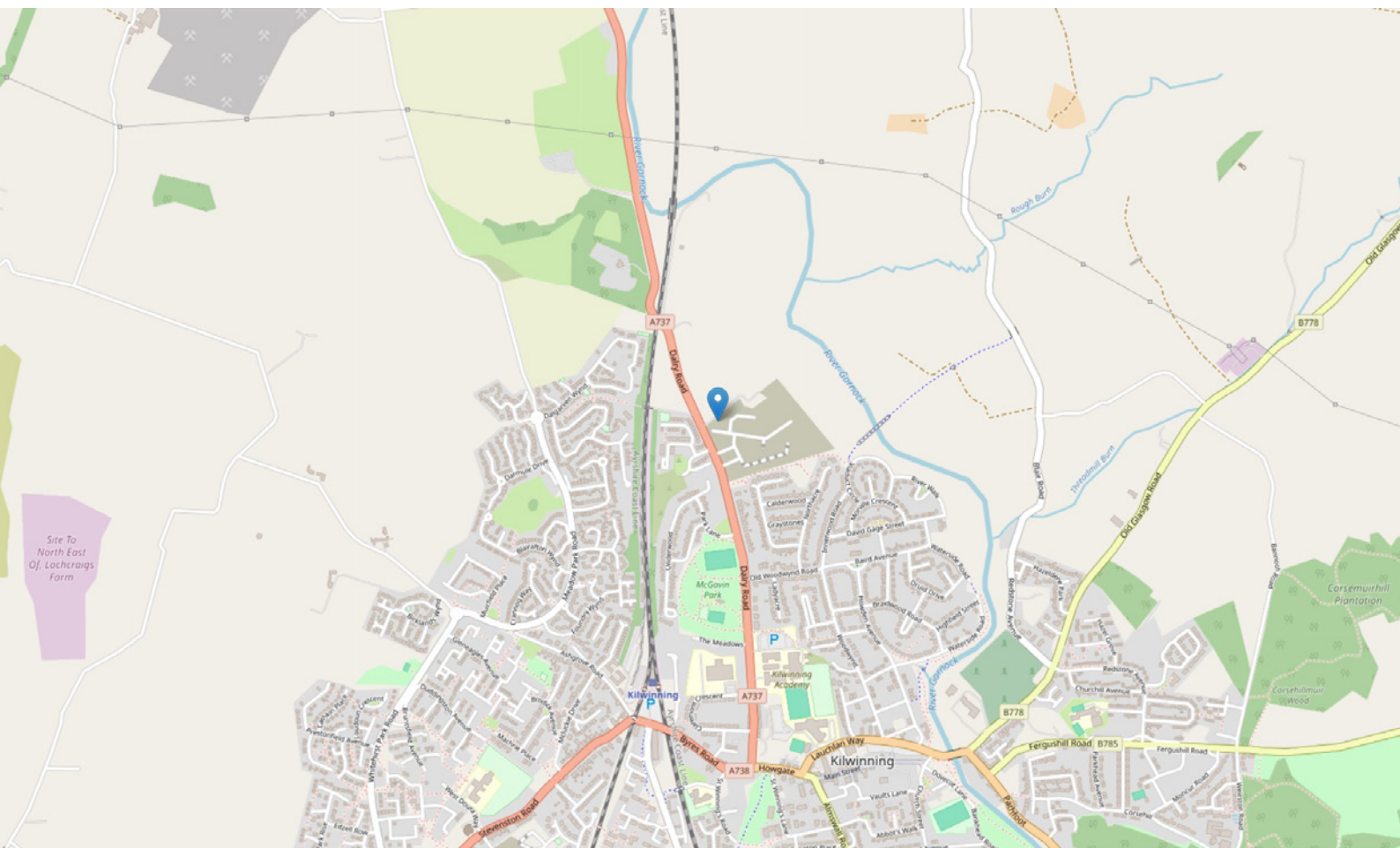


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 112m² | EPC Rating: B



THE LOCATION

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, with a comprehensive service to Glasgow (approximately every fifteen minutes, peak time) and the main west coastline south.

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. The nearby town of Irvine also offers a good range of high street shops, supermarkets, including retail parks and leisure centre and professional facilities. There are both primary and secondary schools available in the town, and James Watt College is a short walk away.



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