



# Terraced Villa

23 Hamilton Street, KILWINNING, KA13 7AG

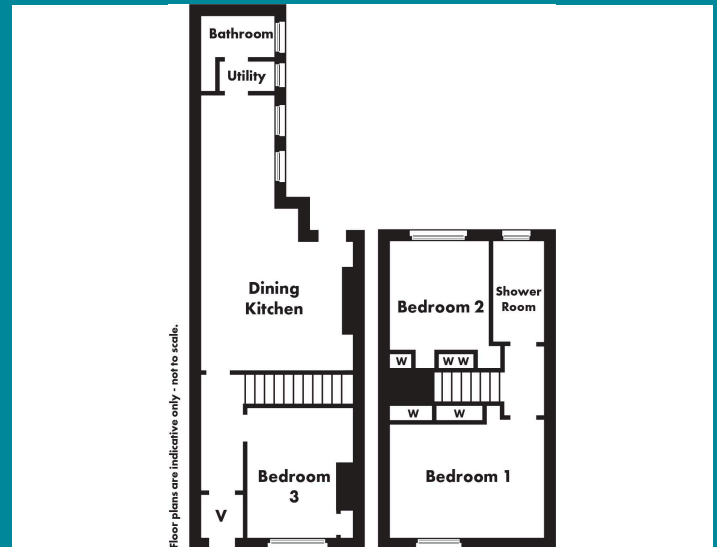
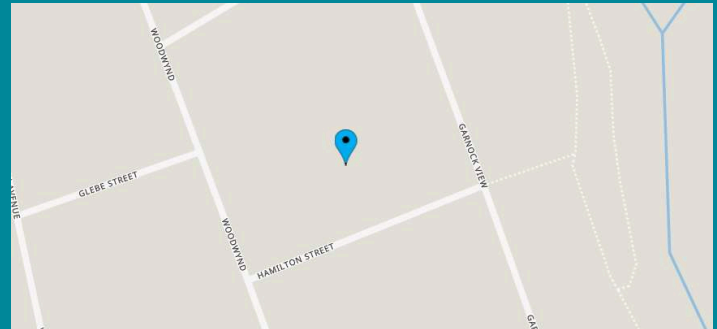


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## 23 Hamilton Street

Taylor and Henderson are delighted to bring to the market this rarely available Terraced Villa located within an extremely popular private residential pocket easy within walking distance to local amenities. The spacious, family accommodation on offer comprises Porch, Hallway, Bedroom, open planned Lounge, Dining Kitchen area with a single door to the enclosed private garden, Utility Room and family bathroom all on the ground floor. The upper level comprises 2 Double Bedrooms one with fitted mirrored wardrobes and one with 2 storage cupboards and a Shower Room. The property benefits from double glazing and gas central heating. The front garden is mainly chipped for easy maintenance with a boarded wall and gate. There is a paved walkway to the front door. The enclosed rear garden backs onto a courtyard setting with its own private garden area beyond. It is laid with slate, drying green and a generous timber shed. Kilwinning offers a wide range of local amenities to include shops, schooling at both primary and secondary levels, bus routes and excellent road links to both Glasgow and Ayr. Kilwinning also has mainline train links with Glasgow to the north and Ayr to the south. Glasgow and Prestwick Airport are 20 and 15 miles respectively with regular scheduled international flights.



Porch	4'0 x 3'0
Hall	10'2 x 2'9
Lounge	13'8 x 13'1
Dining Kitchen	20'2 x 7'2
Bedroom 1	13'2 x 9'6
Bedroom 2	10'9 x 9'1
Bedroom 3	6'8 x 4'7
Shower Room	7'8 x 4'9
Utility Room	7'3 x 3'6
Bathroom	6'8 x 4'7

Viewing  
Through solicitors on 01294 606700

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Reference E470928



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