



Semi-detached villa

89 Duddingston Avenue, Kilwinning, KA13 6RU



taylorandhenderson.co.uk

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89 Duddingston Avenue

Taylor & Henderson are delighted to bring to the market this rarely available semi detached villa located within popular residential area. The accommodation comprises of entrance hallway, lounge with picture window leading into a dining area with patio doors leading to the rear garden, kitchen with door leading to the integral garage. The upper level offers 2 double bedroom both with fitted wardrobes, 1 single bedroom and a newly modern shower room. The property also benefits from double glazing and generous storage. The front garden has a chipped section and a monoblocked driveway leading to the garage. The enclosed rear garden is mainly paved with a area of decorative chips and a drying green. 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.

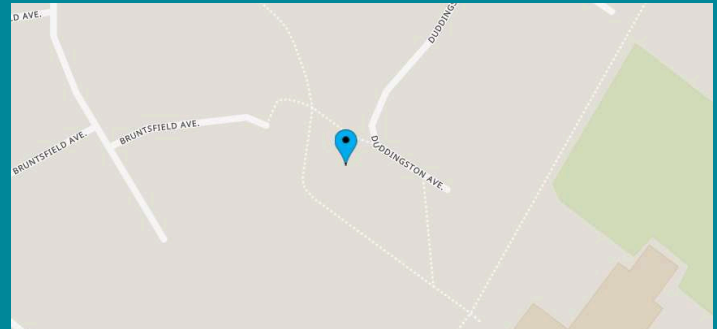


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Viewing
Through solicitors on 01294 606700

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Reference E483509

Lounge	22'3 x 11'9
Kitchen	10'9 x 8'6
Shower Room	7'2 x 6'2
Bedroom 1	12'1 x 11'3
Bedroom 2	11'3 x 9'2
Bedroom 3	9'0 x 8'5



DISCLAIMER: Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.