



Kilwinning

54 Duddingston Avenue, Kilwinning, North Ayrshire, KA13 6RS
Offers in excess of £155,000





54 Duddingston Avenue, Kilwinning, North Ayrshire, KA13 6RS

A wonderful opportunity to purchase a 3 bedroom modern semi detached bungalow, occupying a lovely private plot within this much admired cul de sac of family homes.

Number 54 is a rare find in the current market as the property has been successfully extended and is in move-in condition complete with a superb en-suite shower room and a family bathroom and shower room.

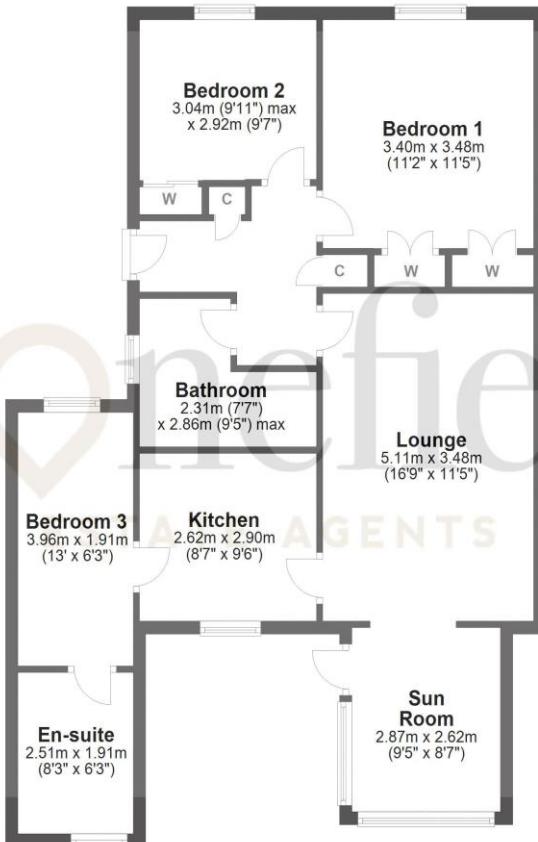
Internally, the accommodation comprises, a reception hall with storage cupboards, a large lounge with open plan dining area within a conservatory/sun room with door leading to the private, fully enclosed garden, a modern fitted kitchen, three double sized bedrooms, an en-suite shower room as well as a family bathroom and shower room complete with walk-in shower and separate bath. Bedrooms 1 and 2 have built-in wardrobes, offering plenty of space for storage, as well as an attic space.

Externally, to the front is a low maintenance chipped garden and a driveway providing lots of room for off-street parking. One of the main features of this house is the private low maintenance rear garden providing a wonderful space to enjoy the warmer days and lighter nights.

Early viewing of this desirable residence is highly recommended to fully appreciate its location and generous room sizes.



Floor Plan



Plan and measurements are approximate only.
Plan produced using PlanUp.



Dimensions

Lounge: 16.9ft x 11.5ft Sun Room/Conservatory: 9.5ft x 8.7ft Kitchen: 9.6ft x 8.7ft Bedroom 1: 11.2ft x 11.5ft Bedroom 2: 8.2ft x 9.7ft Bedroom 3: 13ft x 6.3ft En Suite: 8.3ft x 6.2ft Family Bathroom and Shower Room: 9.5ft (max) x 7.7ft



Travel Directions

From Ayr, travelling on the A77, continue onto the A78. At the roundabout, take the third exit onto Stevenston Road/A738. Go through a mini roundabout and turn left onto Whitehirst Park. Turn right onto Bruntsfield Avenue. Turn left onto Duddingston Avenue. Turn right to stay on Duddingston Avenue. Number 54 will be on your right hand side with the cul de sac.

We believe the enclosed information and details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Photographs are for general information, measurements and distances are approximate and floorplans may not be to scale.

stonefield
ESTATE AGENTS

16a Beresford Terrace
Ayr KA7 2EG

T: 01292 501777
E: enquiries@stonefieldayr.com