



8 CARTLEBURN GARDENS
KILWINNING

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5 | BEDROOMS
3 | BATHROOMS
3 | PUBLIC ROOMS

A beautifully presented extended detached family home set in a quiet, executive cul-de-sac with south facing gardens, just minutes from the amenities of Kilwinning town and road and rail links to Glasgow and beyond.

Cartleburn Gardens is a quiet cul-de-sac set within a modern estate on the fringe of Kilwinning, perfect for commuting to Glasgow by the A737 road network or via the railway station. Number 8 is a fantastic example of a detached villa, with a large preferred plot with direct south facing gardens at the rear, off road parking and an integral garage. The extended accommodation has an impressive lounge added at the rear, with two further public rooms, an extended utility room and five bedrooms, two with en suite, and a family shower room suite on the upper floor. The interior has been finished to a high specification, with tasteful, neutral decor, quality flooring, superior internal doors and luxury fixtures and fittings. Early viewing is essential to appreciate both the quality of the living space and the excellent location.

In more detail, the internal accommodation extends to an entrance hallway with a staircase with glass balustrade leading to the upper floor, a downstairs WC, a large room to the front currently used as a formal dining room leading into a family room and a generous extended lounge at the rear, with Velux windows and French doors out to the garden, a luxury modern dining kitchen with ample wall and base units and a central island, and a separate utility room with fitted units and a door to the rear garden. On the upper floor there is a single bedroom currently utilised as a dressing room, with fitted wardrobes, a family bathroom suite, two double bedrooms with en suite shower rooms and two further double bedrooms. There is also loft access and fitted storage off the landing.

Externally there are gardens to the front with lawn and a double monoblock driveway to allow off road parking and access into the integral garage with an up-and-over door. There is gated access at the side round to the fully enclosed south-facing garden, which is hard-landscaped with artificial turf, decorative aggregate and patio areas.





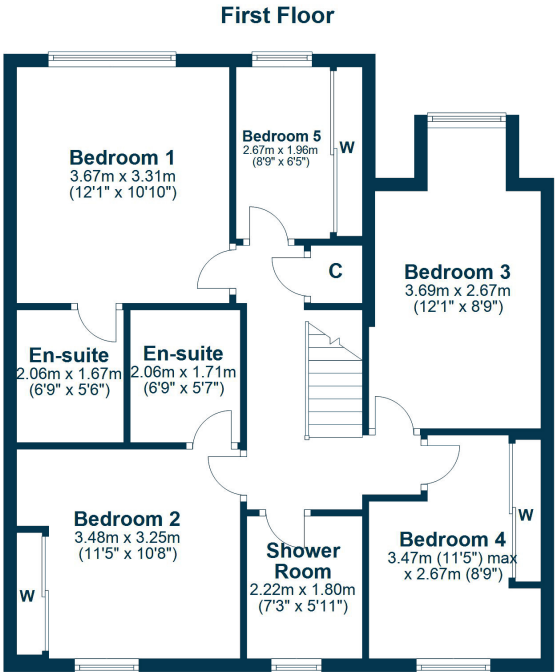
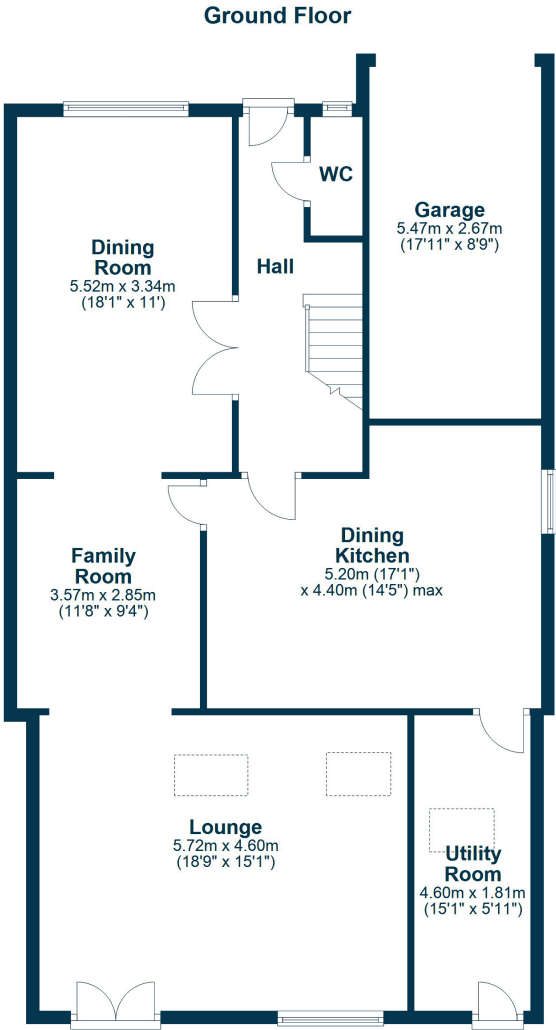












Kilwinning has a range of local amenities including schools, higher education facilities, shops, supermarkets and leisure facilities. Kilwinning is within close proximity of Glasgow Airport, flying to locations throughout the world, and Prestwick International Airport, which links to destinations throughout Europe, and is also only a short distance from the towns of Irvine, Kilmarnock and Ayr, which have additional local amenities. There is a mainline rail station at Irvine and Kilwinning and a regular bus service to Glasgow. The newly upgraded M77 dual carriageway links to Ayr and Kilmarnock, while the A737 allows swift commuting within 20 minutes to Glasgow.

TR1908 | Sat Nav: 8 Cartleburn Gardens, Kilwinning, KA13 7ND

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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