



**31 DUDDINGSTON AVENUE**  
KILWINNING

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**This fabulous modern semi detached villa is located in this popular Kilwinning cul-de-sac offering wonderful family accommodation.**

31 Duddingston Avenue, Kilwinning is a lovely semi detached villa which is located in the ever popular Whitehurst Park area of Kilwinning. Not only this the property is set in a private cul-de-sac.

The excellent accommodation on offer extends to a bright hallway with storage, good sized lounge which is open plan to the dining area, the dining area gives access to the rear garden grounds, modern fitted kitchen and utility room. The utility gives access to the rear gardens and the garage. On the upper level of the property there can be found three bedrooms and modern family bathroom. The property has gas central heating and double glazing. There is a driveway to the front of the property leading to the garage along with a private garden. To the rear of the home there is excellent enclosed garden grounds with a large decked area. Early viewing is highly recommended to appreciate the accommodation and location on offer.













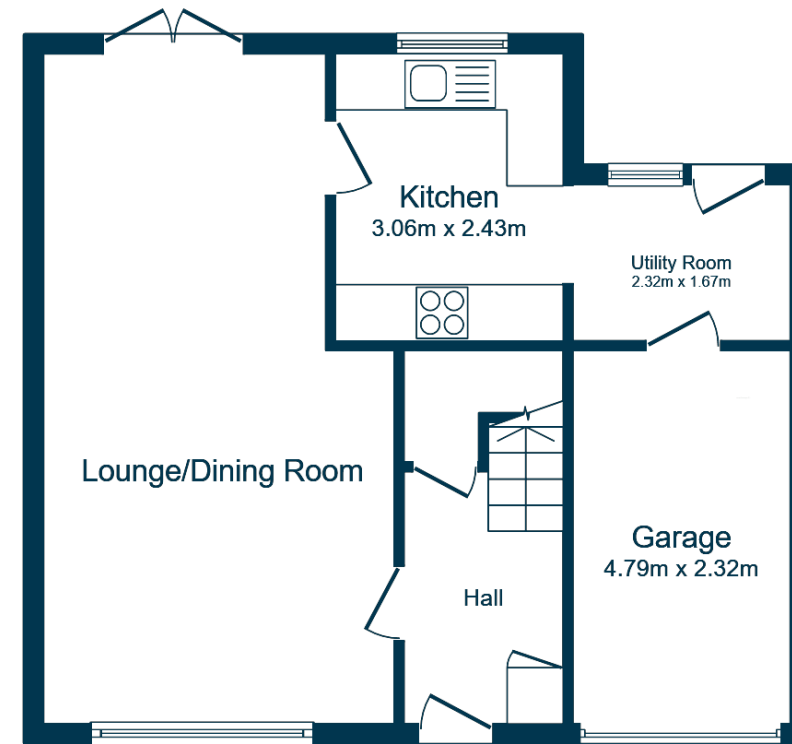




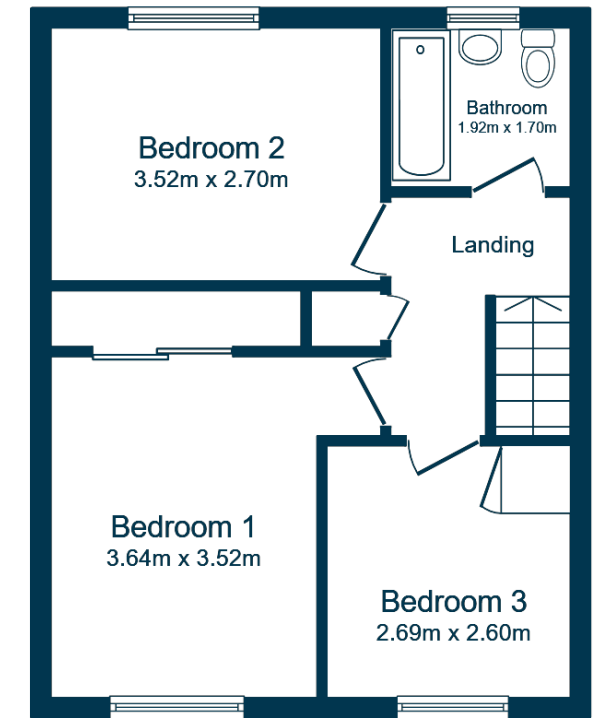








Ground Floor



First Floor

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, Kilwinning, with a regular service to Glasgow city centre. The newly upgraded M77 dual carriageway links to Ayr and Kilmarnock, while the A737 allows swift commuting within 30 minutes to Glasgow.

**TR2028** | Sat Nav: 31 Duddingston Avenue, Kilwinning, KA13 6RT

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





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