



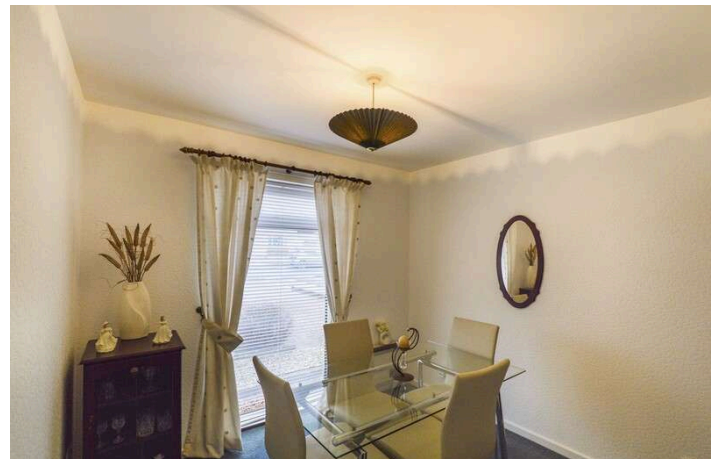
# Semi-Detached Bungalow

38 Duddingston Avenue, KILWINNING, KA13 6RR



[taylorandhenderson.co.uk](http://taylorandhenderson.co.uk)

1		2		1		N/A	<b>EPC</b> rating
---	--	---	--	---	--	-----	----------------------



# 38 Duddingston Avenue

Taylor & Henderson are delighted to bring to the market this rarely available Semi Detached Bungalow located within popular residential area. The accommodation comprises of Entrance Hallway, Lounge, Fitted Kitchen with door leading to the integral garage which in turn has access to the Garden, Double Bedroom with fitted wardrobes, Double Bedroom/Dining Room and Shower Room.

The property also benefits from Double Glazing, Warm Air Heating, Security Alarm System, new roof installed in October 2023 and generous Storage. The front garden is chipped with a selection of mature shrubs, there is also a Driveway leading to the Garage. The attractive rear Garden is laid in monobloc with decorative chips and shrubs and plants.

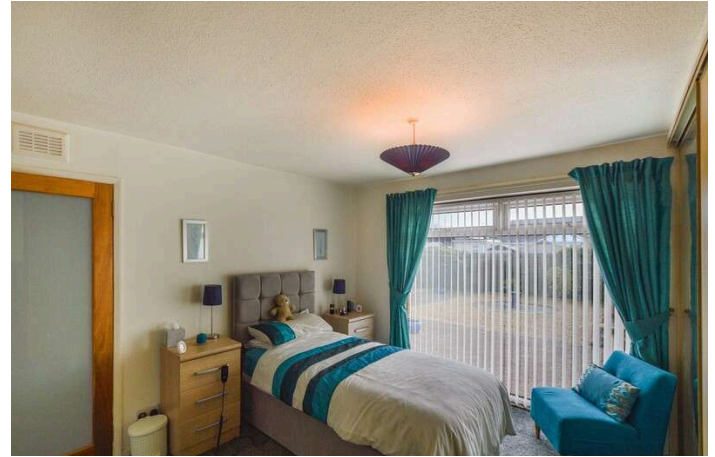
Kilwinning offers a wide range of local amenities to include shops, schooling at both primary and secondary levels, bus routes and excellent road links to both Glasgow and Ayr. Kilwinning also has mainline train links with Glasgow to the north and Ayr to the south. Glasgow and Prestwick Airport are 20 and 15 miles respectively with regular scheduled international flights.

## Measurements

Reception Hallway	
Lounge	16'7 x 11'7
Kitchen	9'2 x 8'1
Bedroom 1	11'3 x 9'9
Bedroom 2	11'1 x 8'1
Shower Room	7' x 5'8

## Extras Included

All carpets, floor coverings, blinds, gas hob, hood, double oven, washing machine, fridge





Viewing  
Through solicitors on 01294 606700

Email  
property@taylorandhenderson.co.uk

Reference  
E472693

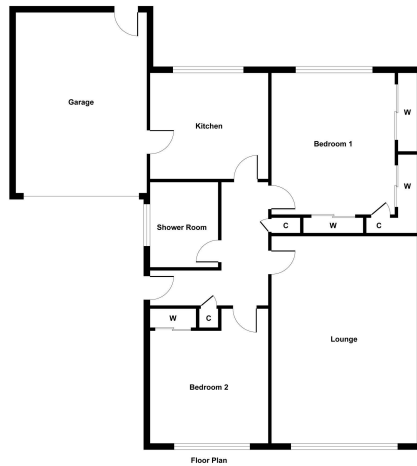


Illustration for identification purposes only, measurements are approximate, not to scale.  
Prepared by Elextra Property

## Our Offices

51 Hamilton Street, Saltcoats, Ayrshire, KA21 5DX  
Tel: 01294 606700 & Fax: 01294 464827

22 Bank Street, Irvine, Ayrshire, KA12 0AG  
Tel: 01294 278306 & Fax: 01294 272886

83 Main Street, Kilwinning, Ayrshire, KA13 6AN  
Tel: 01294 557506 & Fax: 01294 558552  
Email: property@taylorandhenderson.co.uk

espc rightmove  ZOOPLA  OnTheMarket



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.