



81 Corsehill, Kilwinning, North Ayrshire. KA13 7NN

Spacious TWO DOUBLE BEDROOM Flat with Bonus Floored attic space in Popular Kilwinning Location. This generously sized two-bedroom flat with two additional attic bonus rooms offers flexible living in a sought-after area of Kilwinning, Ayrshire. Ideal for families or first-time buyers, the property features a bright lounge, dining kitchen, two spacious bedrooms, and a modern bathroom. Upstairs bonus rooms provide extra space for home offices, hobbies, or storage. Further benefits include gas central heating, new double glazing (2022), off-street parking, and a private garden. Conveniently located near schools, transport links, and local amenities. Please note: attic conversion does not have a completion certificate and is classed as floored storage.



£70,000 Freehold

PROPERTY DESCRIPTION

Spacious Flat with Bonus Rooms in Sought-After Kilwinning – Ideal for Families and First-Time Buyers

This generously proportioned two-bedroom flat with two additional second-floor bonus rooms is located in a popular residential area of Kilwinning, Ayrshire. Spanning the first floor with further accommodation in the converted attic, this freehold property offers flexible and well-balanced living space, perfect for growing families or first-time buyers seeking a home with room to adapt.

The accommodation comprises a bright and welcoming lounge, ideal for both relaxing and entertaining. The kitchen offers ample space for dining and everyday use, providing a practical and comfortable heart of the home. Two spacious double bedrooms on the main floor provide comfortable living arrangements, while upstairs, two versatile bonus rooms offer excellent flexibility – ideal for use as home offices, children's rooms, hobby spaces or additional storage. A well-appointed family bathroom completes the interior layout.

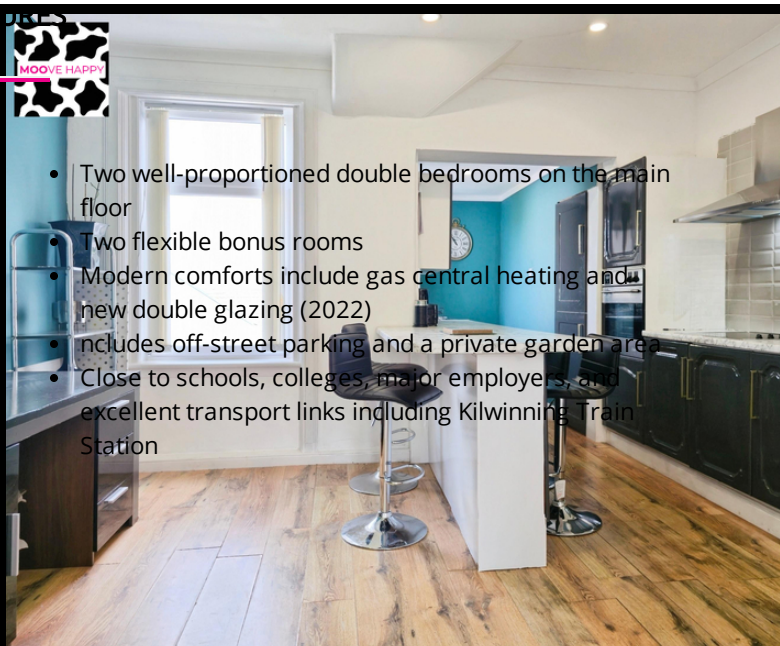
The property further benefits from gas central heating and new double glazing installed in 2022, ensuring year-round comfort and energy efficiency. Externally, the home features off-street parking and a private garden area – highly desirable additions for modern family living.

Kilwinning is a thriving commuter town with excellent local amenities and strong transport links. The property is located within walking distance of Ayrshire College's Kilwinning Campus, and the Kilmarnock Campus is also easily accessible by road or public transport. Kilwinning Train Station offers frequent services to Glasgow, Ayr, and Largs, with a typical journey time of around 40 minutes to Glasgow Central.

Families are well served by the local education options, with Corsehill Primary School and Kilwinning Academy nearby, and St. Matthews Academy located around five miles away. The town also benefits from proximity to major employers such as Crosshouse Hospital, North Ayrshire Council, and UPM Caledonia.

Please note: The seller has advised that no completion certificate has been issued for the conversion of the attic space. For valuation purposes, the property is currently classified as a two-bedroom flat with additional floored storage at second-floor level.

Important – please read. These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Moove Happy or the seller. They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness. Please note that all appliances and heating systems are not tested by Moove Happy and therefore no warranties can be given as to their good working order.



ROOM DESCRIPTIONS



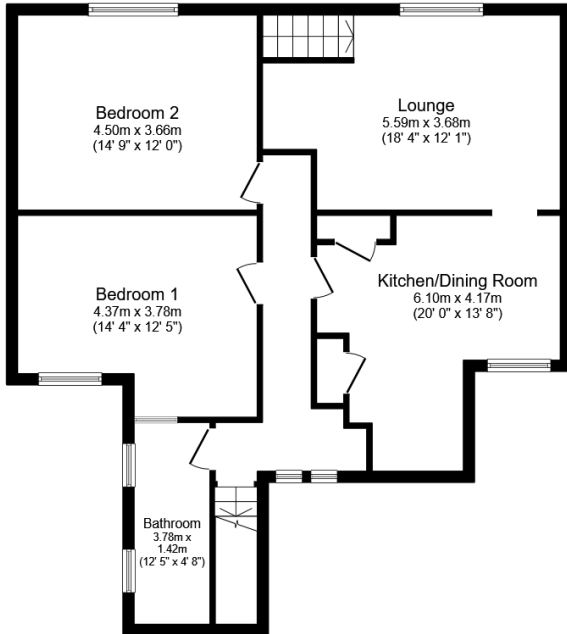
MATERIAL INFORMATION

Council Tax: Band A
N/A
Parking Types: Communal.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.

EPC Rating: D (66)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property?
No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

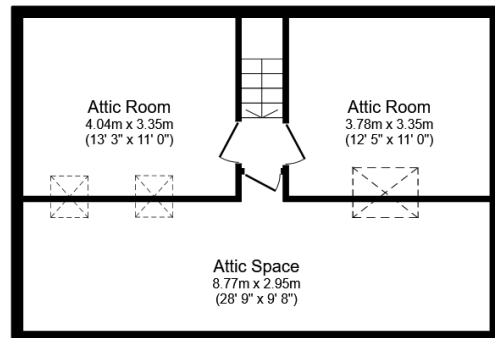


FLOORPLAN & EPC



Ground Floor

Floor area 86.0 sq.m. (925 sq.ft.)

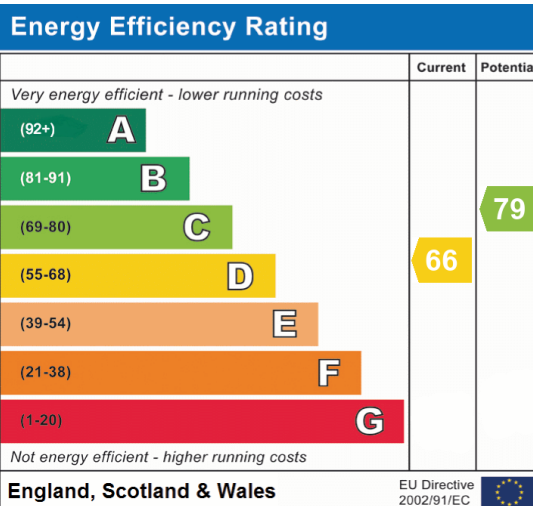


First Floor

Floor area 51.7 sq.m. (556 sq.ft.)

Total floor area: 137.6 sq.m. (1,481 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Moove Happy
5, Milton Street, Crosshill, Maybole, KA19 7RB
07999466630
hello@moovehappy.co.uk