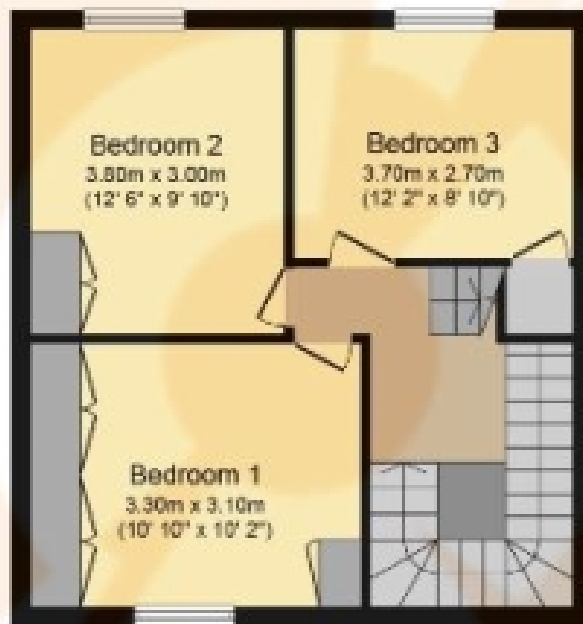




**27 Morville Crescent, Kilwinning**

**Offers Over £125,000**





## THE PROPERTY

"We have loved living in this home. It's such a quiet, friendly area, with a real sense of community. Our favourite thing is definitely the garden, as it's not overlooked it feels so private to use. Plus, the decking area gets the sun all evening, perfect for eating outside. My husband would say the best thing is the massive double garage which he will be sad to leave behind!"

Situated in the ever-popular Kilwinning locale, No. 27 Morville Crescent is a fabulous semi-detached home offering stylish, spacious, and flexible accommodation. The property is presented in turn-key condition, offering an excellent opportunity for a wide range of purchasers to include first-time buyers, growing families, and professionals alike.

No. 27 occupies a substantial corner plot with monobloc driveway and detached garage, offering secure off-street parking, and a paved walkway leads you to the front entrance. Upon entering, you are welcomed into the sumptuous family lounge, boasting generous dimensions, and further complimented with on-trend décor.

The newly installed kitchen is contemporary in style and features an array of wall and base mounted units, paired with tiled splashback and contrasting countertops. Integrated appliances include a 4-ring electric hob with oven/grill, and there is a free-standing fridge/freezer, dishwasher and washing machine which will also be included within the sale. The kitchen's generous dimensions allow ample space for a dining table and chairs, providing an inviting space for meals and socialising.

Completing the ground floor is the contemporary three-piece bathroom which is fully tiled, comprising of a shower-over-bath with glass screen, w.c., and counter-top basin which has been contained within a stylish floating vanity unit. Contemporary chrome fixtures and fittings can be found throughout.

The staircase, featuring on-trend fitted carpets, gives access to the upper floor where you will find three generously sized bedrooms, all boasting in-built storage. There is an extensive floored loft, featuring a Velux window and electrics. This is a great space, which offers masses of potential uses (with the relevant planning permission).

The property further benefits from gas central heating and double glazing, providing all rooms with a delightful warmth.

To the rear, the garden is beautifully landscaped and fully enclosed. Additionally, there is a large sociable decking area, perfect for dining alfresco and soaking up the sun during the summer months.

Kilwinning town has a great host of local amenities ranging including eateries, health centres, shops, transport links and schooling. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. The West Coast with beautiful sandy beaches is only 10 minutes' drive or a short train journey away.

This property is sure to be very popular therefore we would highly recommend an early viewing. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

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