



**James Clements Close, Kilwinning KA13 6PW**

**welcome to**

## **James Clements Close, Kilwinning**

Spacious four bedroom detached set in a cul de sac location. Gas central heating. Double glazing. Solar panels. Entrance Hall, cloakroom, lounge, dining room, fitted kitchen, landing, four bedrooms ,one ensuite and refitted bathroom. Integral garage, sunny rear garden. NO CHAIN.

### **Entrance Hall**

#### **Lounge**

13' 2" x 11' 11" ( 4.01m x 3.63m )

#### **Dining Room**

9' 7" x 8' 10" ( 2.92m x 2.69m )

#### **Kitchen**

15' x 9' 6" ( 4.57m x 2.90m )

#### **Landing**

#### **Bedroom One**

13' 7" x 10' 3" ( 4.14m x 3.12m )

#### **En Suite**

#### **Bedroom Two**

12' 9" x 8' 4" ( 3.89m x 2.54m )

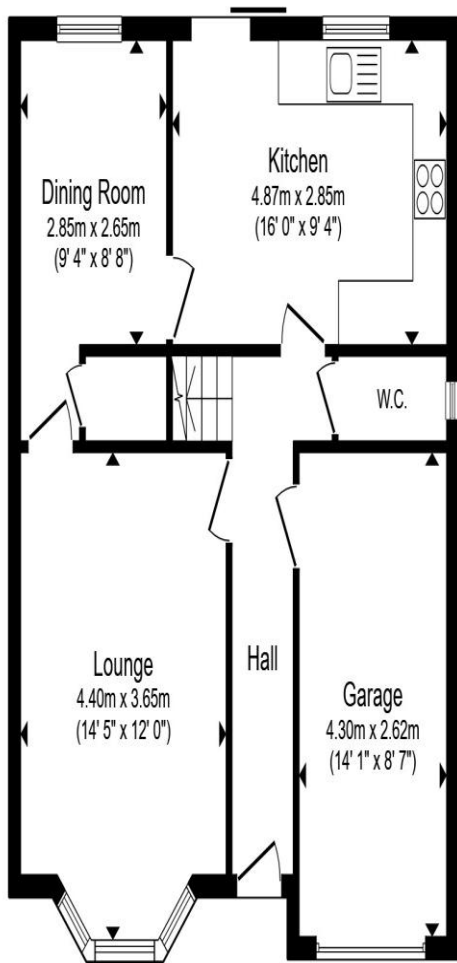
#### **Bedroom Three**

9' 9" x 8' 1" ( 2.97m x 2.46m )

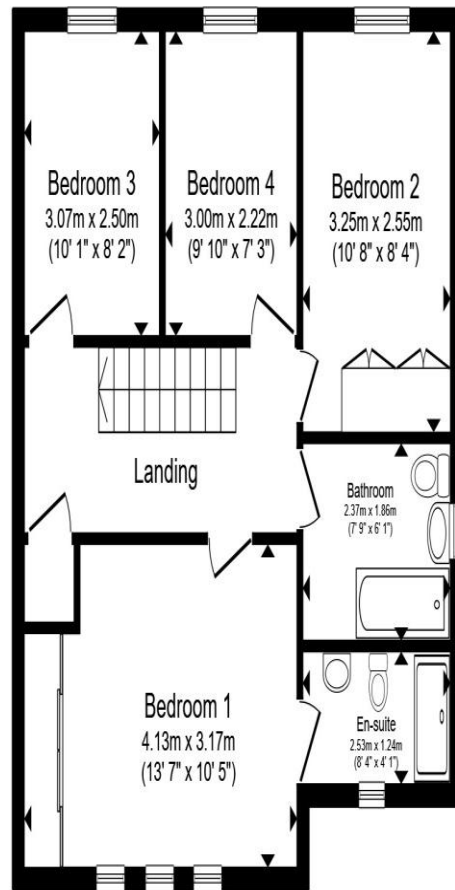
#### **Bedroom Four**

9' 8" x 7' 1" ( 2.95m x 2.16m )

#### **Bathroom**



**Ground Floor**



**First Floor**

Total floor area 118.5 m<sup>2</sup> (1,276 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



**welcome to**  
**James Clements Close,**  
**Kilwinning**

- Four bedrooms
- En suite
- Close to station
- Refitted Bathroom
- Garage

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers over  
**£240,000**



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Property Ref:  
IRV109574 - 0002

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