



36 Bessie Graham Court, Kilwinning

Offers in excess of **£270,000**

DONALD
ROSS
RESIDENTIAL



36 Bessie Graham Court

Kilwinning, Kilwinning

Donald Ross Residential are delighted to present 36 Bessie Graham Court, Kilwinning to the market. This beautiful four bedroom detached villa was built by Taylor Wimpey at Willow Gardens, Kilwinning

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

- Modern Four-Bedroom Detached Villa
- Modern Open-Plan Living Areas
- Stylish Interior Finishes
- Show Home Condition Throughout
- Four Piece Family Bathroom/En-suite/Downstairs WC
- Front & Large Rear Gardens
- Multi Car Driveway with Integral Garage
- Excellent Transport Links to Glasgow, Ayr & Largs
- Walking Distance to all Local Schools & Kilwinning College
- Quiet Residential Location















































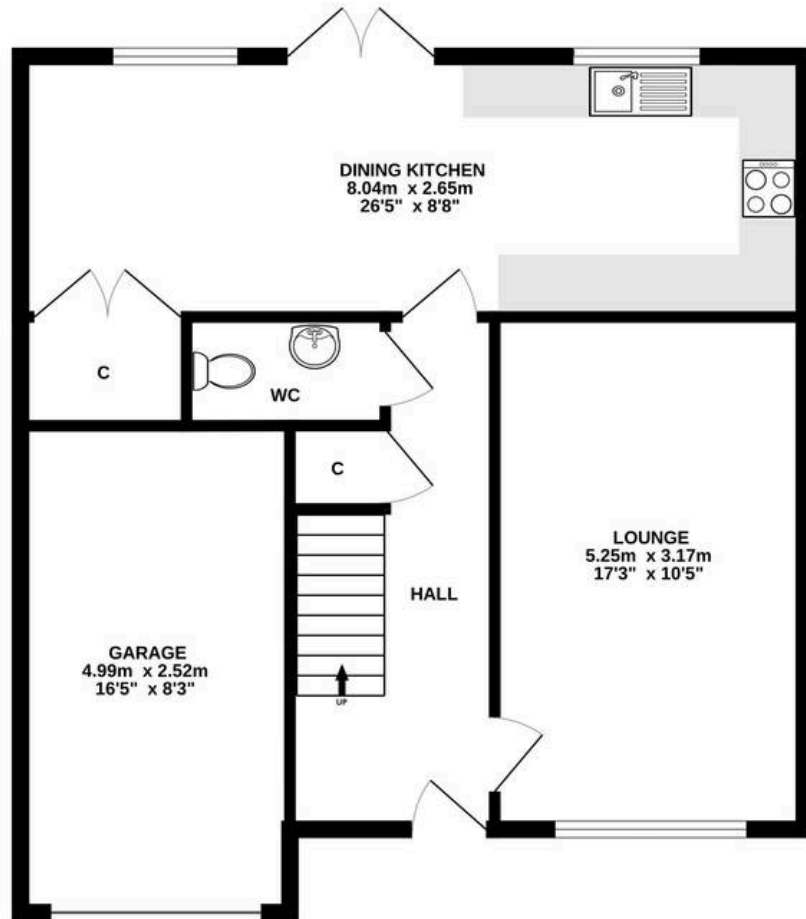




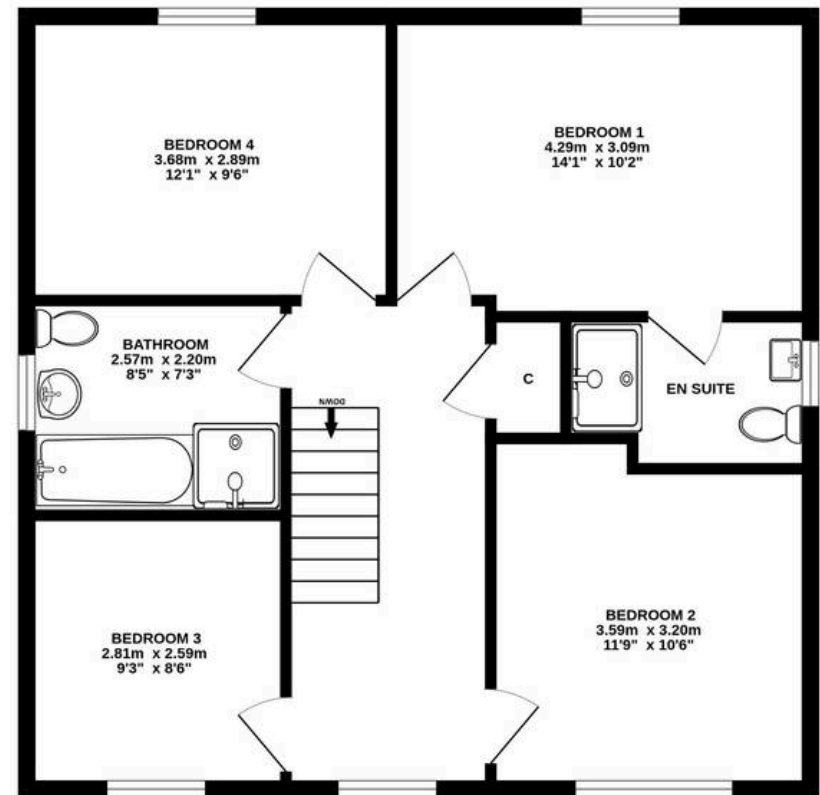




GROUND FLOOR



1ST FLOOR



ALL SIZES TAKEN AT WIDEST POINTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Donald Ross Residential Irvine

Donald Ross Estate Agents, 9B Riverway Retail Park Riverway – KA12 8AG

01294 446788 • irvine@donaldross.co.uk • www.donaldross.co.uk

While every effort has been made to ensure accuracy, buyers should independently verify all details and review the Home Report before submitting an offer. No warranty or representation is given regarding the property, and neither the agent nor the seller accepts responsibility for any inaccuracies. Buyers must satisfy themselves on all legal aspects.