




McEwan Fraser Legal

Solicitors & Estate Agents

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4 Garven Road

STEVENSTON, NORTH AYRSHIRE, KA20 3NX

Stevenston

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Garven Road is set within the popular town of Stevenston, which is less than six miles from the town centre of Irvine and only thirteen miles from Kilmarnock. Forty miles takes you to the centre of Glasgow and twenty miles to the centre of Ayr. Local shops can be found within the area which provides the necessary day to day requirements. A retail park which hosts a number of outlets such as a Morrisons supermarket, B&M Bargains store, McDonalds fast food restaurant and B&Q can be found a short distance away.

The nearby town of Irvine also offers a good range of high street shops, supermarkets, including retail parks and leisure centre and professional facilities. There are both primary and secondary schooling available in the town and James Watt College nearby in Kilwinning.

The A78, from Irvine to Kilmarnock, gives easy access to the recently upgraded and refurbished A77, M77 motorway link and all main arterial routes. This provides easy access for the commuter with links

accessing in a southerly direction towards Ayr and Girvan, the Ayrshire coast and in a northerly direction toward Glasgow. Stevenston has a mainline rail station, with a comprehensive service to Glasgow (approximately every thirty minutes) Glasgow Prestwick International Airport is fourteen miles away and has regular and enhanced flight services to Ireland and the rest of Europe. Glasgow Airport is twenty miles away and is the main route for all the major tour operators and also has regular services southbound.



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McEwan Fraser Legal are delighted to introduce to the market this fantastic four bedroom semi-detached sandstone property. The lovely period property provides substantial accommodation on a scale that a new-build property could never match.

Having just been fully upgraded by the current owners, it now benefits from a fantastic new kitchen, new bathroom, new utility room, and new floor coverings throughout including a full redecoration from top to bottom. This property is now in absolute walk-in condition and is certain to be a popular listing for any family looking for something truly special.

The property also benefits from further potential with an easy loft conversion (subject to the necessary building and planning consents) Most of the hard work has already been done and for anyone with an eye for a 'grand design' the loft could easily be transformed with Velux windows to flood the room with light and create another amazing family space for a whole host of uses such as a computer games room, cinema room, music room or home office space.

Throughout the property, great emphasis has been placed on the creation of an easily managed and free-flowing space on a bright and fresh layout. Room usage throughout can easily be adapted to meet individual purchasers requirements and once inside, discerning viewers are greeted with a first class specification. Many of the original period details that give the home the charm it deserves have been lovingly preserved, including tall skirtings, ceiling cornice work and panel work around the bay windows and the charming fireplace.

A welcoming hallway leads to all apartments on the ground floor level. The formal lounge is huge and exudes grandeur with a large bay window flooding the room with natural light. Just sitting in this room gives a deep sense of relaxation, perhaps it's the tall ceilings or the thick sandstone walls, whatever it is it just feels very homely.

The large dining room with the charming feature fireplace will

easily play host to a large group for fine dining with friends and family, and the chef is never too far away from the party.

The brand new fitted kitchen comes complete with a good range of floor and wall mounted units, with a contrasting work-surface, creating a fabulous and efficient work-space. There is ample space for a host of freestanding appliances. The adjacent utility room will provide excellent space to cope with the families washing needs.

A handy WC with wash hand basin and WC completes the ground floor.

The upper accommodation offers four bright, airy and very well proportioned bedrooms, all of which could accommodate a range of furniture configurations and additional space for free-standing furniture if required.

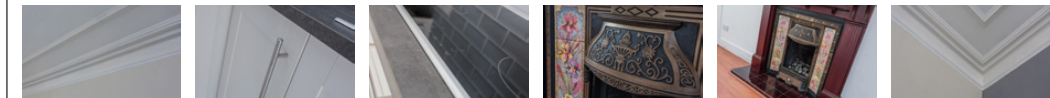
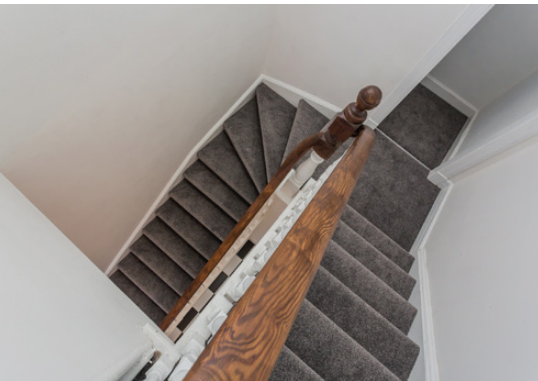
The newly fitted contemporary family bathroom includes a bath and a standalone shower with a Rainforest shower head, it's the perfect place to relax and unwind after a hard day.

There are two loft areas, the larger of which has tremendous development potential.

The private and very large garden to the rear is fully enclosed, providing a safe environment for pets and children, it's also a real suntrap and will be popular with all members of the family, especially in summer months when the barbecue is lit. Parking is plentiful and on-street.

The property also benefits from double glazing and gas central heating to ensure a warm and cost-effective way of living all year round.

Some properties tick all the boxes, this is certainly one of them, early viewing is advised for any family looking for real high-quality living space in generous amounts.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 4.40m (14'5")
Dining Room	4.40m (14'5") x 4.20m (13'9")
Kitchen	4.20m (13'9") x 3.90m (12'10")
Utility	3.90m (12'10") x 2.20m (7'3")
Master Bedroom	4.40m (14'5") x 4.20m (13'9")
Bedroom 2	4.40m (14'5") x 4.20m (13'9")
Bedroom 3	3.90m (12'10") x 2.70m (8'10")
Bedroom 4	3.00m (9'10") x 2.30m (7'7")
Bathroom	2.80m (9'2") x 2.80m (9'2")
WC	1.70m (5'7") x 1.10m (3'7")

Gross internal floor area (m²): 183m² | EPC Rating: D

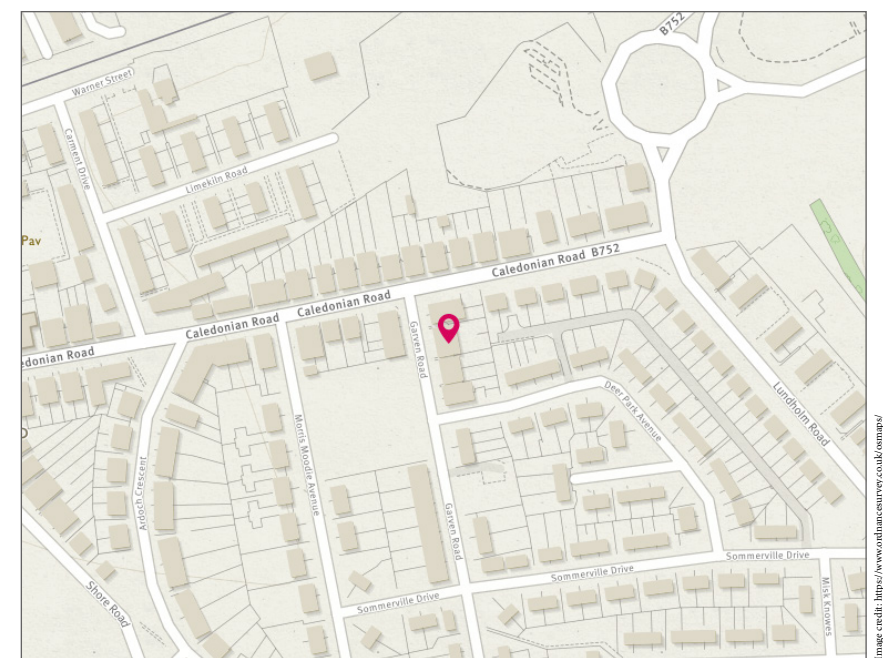


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