

# 21 Eastern Crescent

GARDEN CITY, KILBIRNIE, NORTH Ayrshire, KA25 6JH



*Three bedroom mid-terraced villa split over three levels, positioned in a popular pocket of Kilbirnie*



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Part Exchange Available. We are delighted to offer to the market this spacious three-bedroom, mid-terraced villa split over three levels positioned in a popular pocket of Kilbirnie. This property is very deceiving from the outside. Once inside, discerning purchasers will be greeted with a first-class specification. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

# THE LOUNGE



The formal lounge is flooded with natural light from the window to the front aspect and provides an interesting outlook. The kitchen has a good range of floor and wall mounted units with a contemporary worktop, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances. An added bonus is the space provided for a table and chairs.

# THE KITCHEN





The first-floor accommodation offers two well-proportioned bedrooms. Both of which are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. A contemporary family bathroom suite completes the impressive accommodation on this level.

# BEDROOM 1





## BEDROOM 2 & BATHROOM





Journeying to the second floor, you will discover a further well-appointed bedroom. Any of the bedrooms could be transformed to meet each purchaser's needs and requirements.

## BEDROOM 3



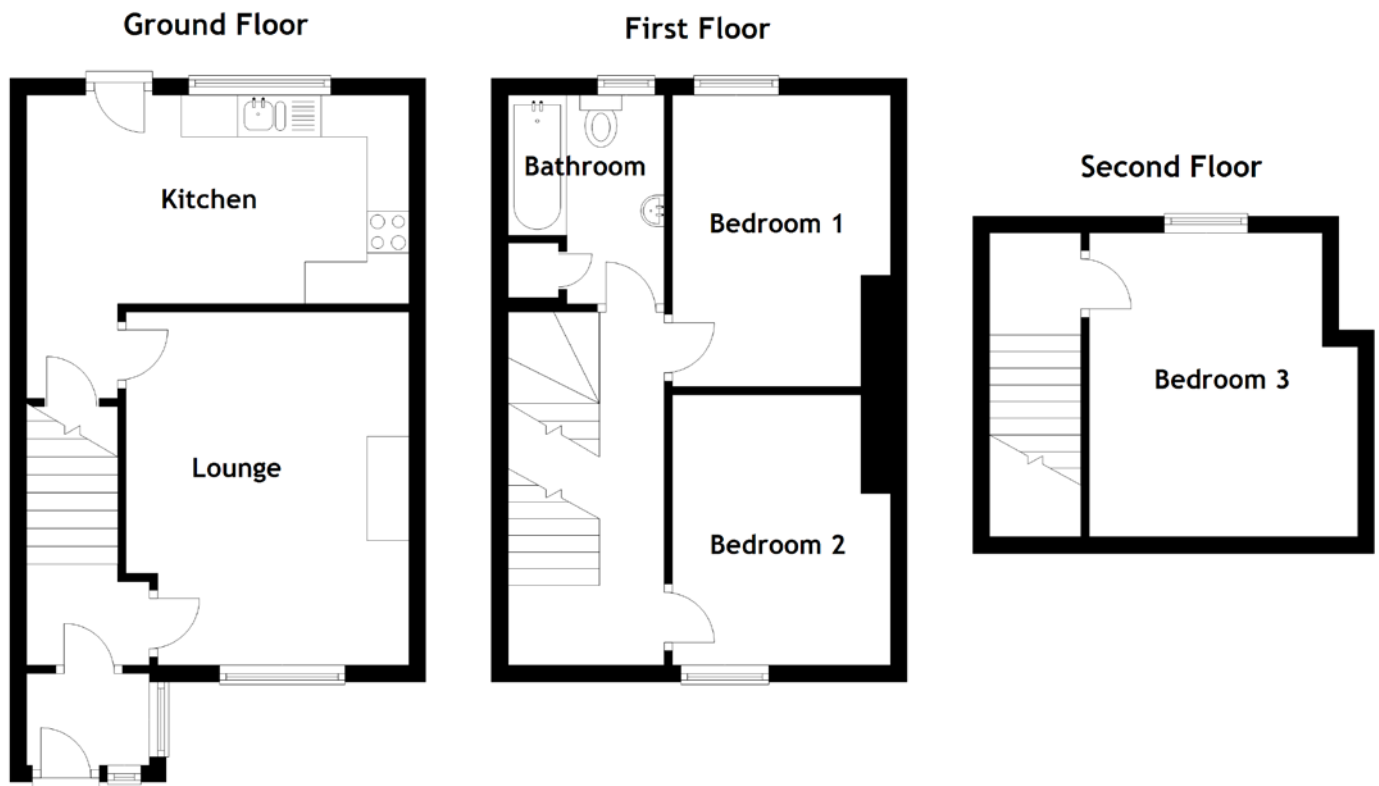


# THE GARDENS

Externally the property has private front and rear gardens. The rear garden is fully enclosed providing a safe environment for children. It is also a real suntrap, especially in the summer months. Many a summer's evening will be spent here enjoying the peace and quiet. Gas central heating and double glazing have been provided throughout to create a warm, yet cost-effective way of living all year round.



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

Lounge 4.23m (13'11") x 3.39m (11'1")  
Kitchen 4.58m (15') x 2.50m (8'2")

## First Floor

Bedroom 1 3.72m (12'2") x 2.61m (8'7")  
Bedroom 2 3.24m (10'8") x 2.61m (8'7")  
Bathroom 2.53m (8'4") x 1.99m (6'6")

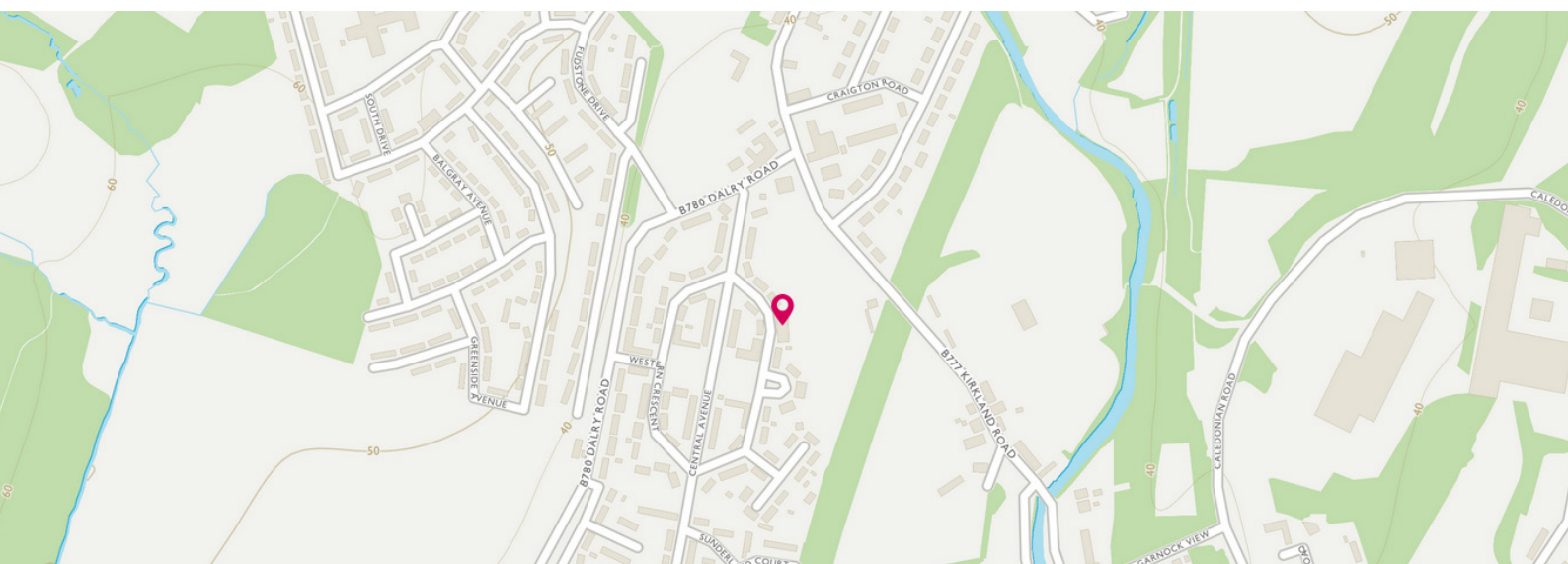
## Second Floor

Bedroom 3 3.64m (11'11") x 3.21m (10'7")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.





# THE LOCATION

Kilbirnie is a North Ayrshire town that has amenities to include local primary and secondary schooling, along with local and supermarket shopping facilities such as cafes, shops, leisure centre, library, doctors surgery and schools.







Glengarnock station is a ten-minute walk and trains run frequently from here to Glasgow and Ayr. 21 Eastern Crescent is positioned within the highly sought after area more commonly known as 'The Garden City'. Those seeking further amenities can find these in abundance in the coastal town of Largs and inland towards Paisley and Glasgow. Kilbirnie offers an ideal base to access all major road networks and is in close proximity to both International airports at Glasgow and Prestwick.



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