

13 Mossend Avenue

FUDSTONE, KILBIRNIE, NORTH AYRSHIRE, KA25 6DH



A beautifully presented two-bedroom mid-terraced villa, situated within a highly sought-after area of Kilbirnie, offering stylish and flexible accommodation over two levels



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McEwan Fraser Legal are delighted to present to the market this beautifully presented two-bedroom mid-terraced villa, situated within a highly sought-after area of Kilbirnie. Offering stylish and flexible accommodation over two levels. Perfectly suited to a wide range of buyers, from first-time purchasers to down-sizers, this home combines modern design with comfortable living.

Thoughtfully designed to maximise natural light, the property enjoys a bright and contemporary ambience throughout, complemented by pleasant open aspects to both the front and rear. Generously proportioned rooms provide both versatility and individuality, all finished with modern specifications and tasteful décor.

THE LOUNGE



Upon entering, the welcoming hallway provides access to all ground-floor accommodation. The impressive lounge is bathed in natural light from a striking front and rear-facing windows, creating a warm and inviting living space.

THE KITCHEN



The kitchen features a modern selection of wall and floor-mounted units, paired with stylish worktops to form a highly functional and attractive workspace, complete with a range of integrated appliances and plumbed space for freestanding appliances.





Journeying upstairs, the crisp and contemporary styling continues. There are two well-proportioned bedrooms, each offering built-in wardrobes and ample space for additional furnishings. The contemporary family bathroom completes the impressive internal accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2



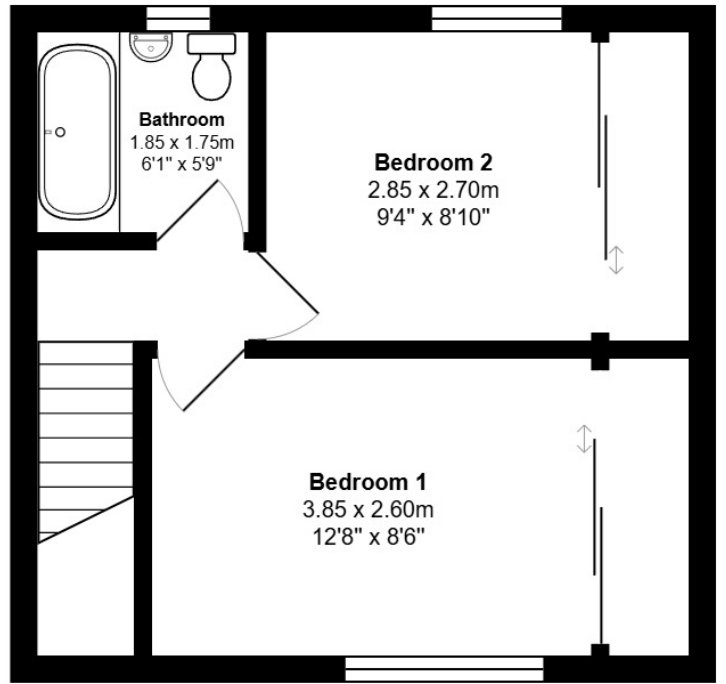
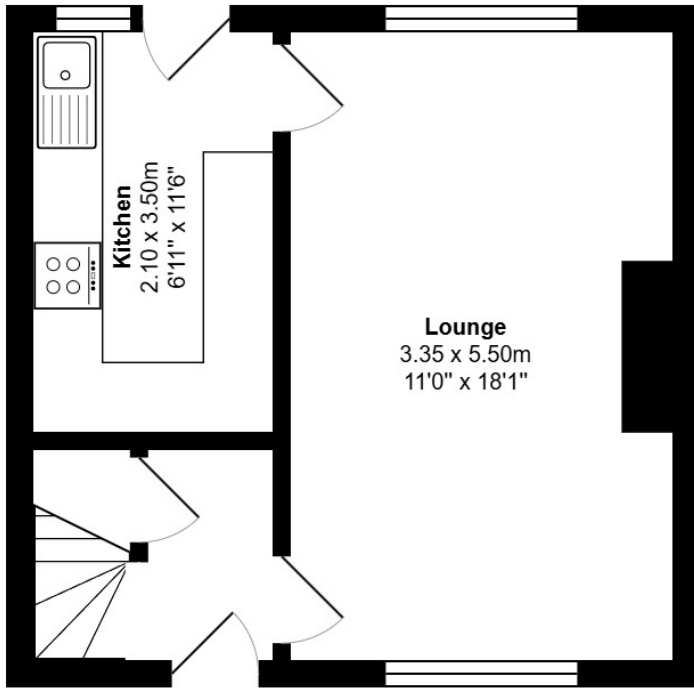
Externally, the property benefits from private garden grounds. The rear garden is a standout feature, fully enclosed and enjoying excellent sun exposure well into the evening during the summer months. Designed for both relaxation and entertaining, it includes a generous decking area, perfect for hosting family and friends. There is off-road parking located to the rear of the garden, along with a detached garage currently rented from the local council by the owners. Subject to council approval, the garage tenancy may be transferable to the new owner.

Further benefits include double glazing and gas central heating, ensuring comfort and efficiency throughout.

EXTERNALS

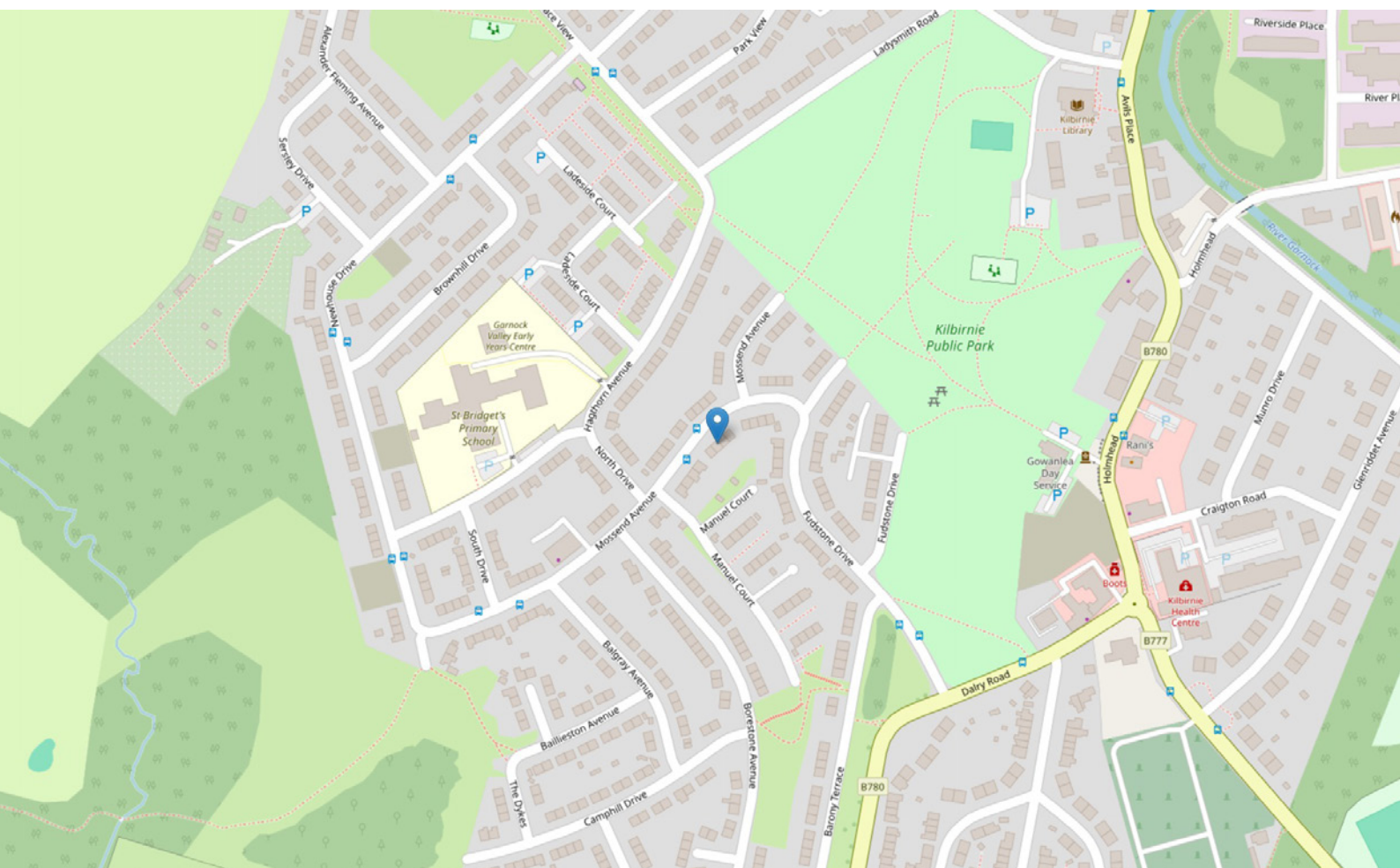


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 60m² | EPC Rating: D



THE LOCATION

13 Mossend Avenue is positioned in the popular town of Kilbirnie, which is a great place to live and commute from. It is small enough to retain the village feel, surrounded by rolling hills and beautiful scenery, but still close enough to the main towns.





The property is located twenty miles south-west of Glasgow and approximately ten miles from Paisley and Irvine. There is good schooling at both primary and secondary levels, including Moorpark, St Bridget's and the new Garnock Community Campus, which is a non-denominational 2-18 comprehensive campus and also includes facilities such as a swimming pool, indoor sports halls, fitness suite, theatre, community rooms, café, 11-a-side 3G AstroTurf and 11-a-side grass pitch. Other amenities include local and supermarket shopping facilities such as cafes, shops, a library, and doctors' surgery.

Glengarnock station is a three-minute drive, and trains run frequently from here to Glasgow and Ayr. 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 close to both International airports at Glasgow and Prestwick.



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