



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**7 Macbeth Road**

STEWARTON, EAST AYRSHIRE, KA3 3AJ

# The Location

This property is extremely well placed for access to road and public transport service links, with the M77 motorway a short drive from the village. Bus routes are close to hand and Stewarton railway station has a half-hourly service to Glasgow Central Station, with the journey taking approximately 25 minutes.

Stewarton has a good selection of shopping catering for day to day requirements, including a Sainsbury's supermarket, along with a host of independent retailers, as well as bars and restaurants. Kilmarnock is a short journey away and offers a wide range of shopping and amenities.



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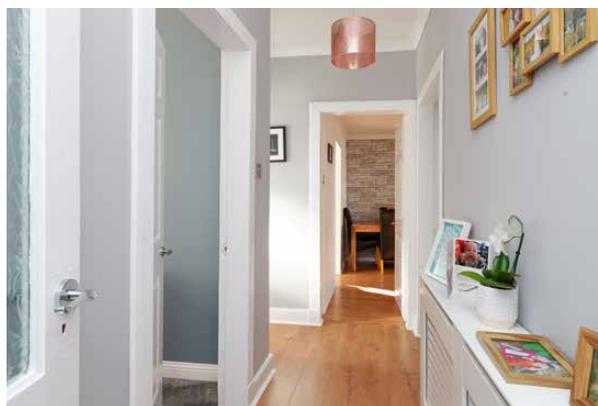
## STEWARTON, EAST AYRSHIRE, KA3 3AJ

McEwan Fraser Legal is delighted to present this 2 bedroom lower cottage villa in Stewarton. The property is a fine example of this style of home and is in walk-in condition. Internally, the property comprises of:

- Fully equipped kitchen with ample storage and workspace.
- Spacious living area with large window and feature lighting
- 2 Double bedrooms.
- Beautiful bathroom with white 3 piece suite.

Throughout the property is spacious and in fantastic decorative order further accentuated by the large windows throughout allow natural light to flood in. All of the rooms would fit a range of furniture configurations and the kitchen and bathroom are recently renovated all in all a great home

Externally there is a small garden and also some external storage by way of a cellar. On the lower level, this property is ideal for all which further adds to this home's appeal.





# Bedrooms & Bathroom



# Specifications

## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.30m (10'10")
Kitchen	3.30m (10'10") x 3.10m (10'2")
Bedroom 1	3.70m (12'2") x 3.30m (10'10")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bathroom	2.39m (7'10") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup> | EPC Rating: C

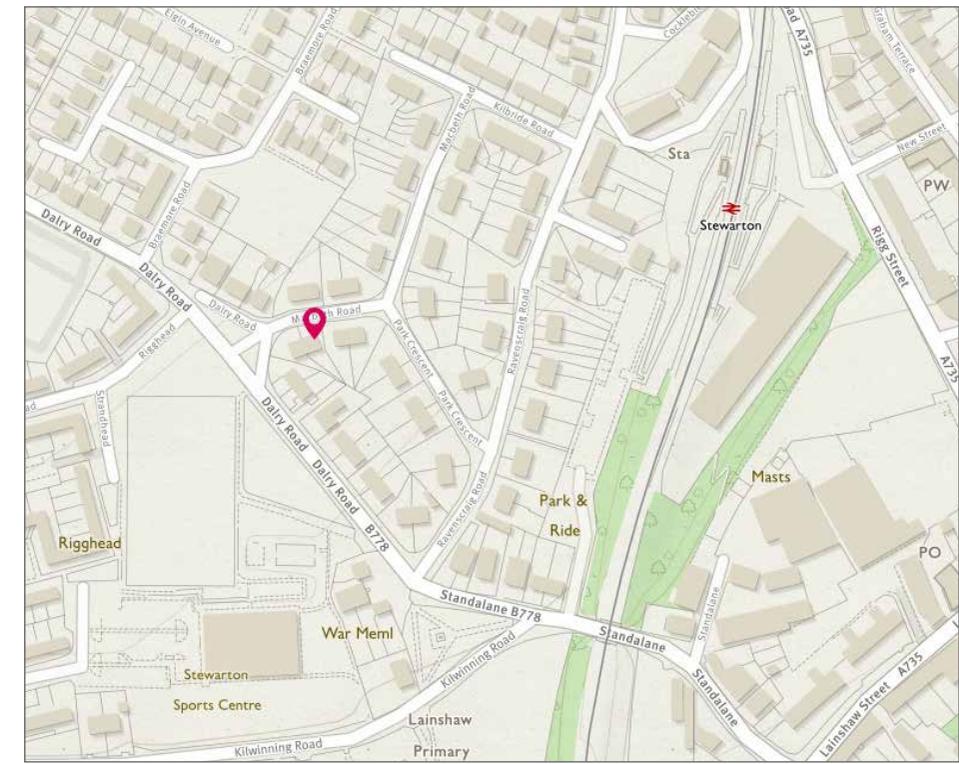


Image credit: <https://www.vorlandcareway.co.uk/loampl/>



  
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