



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01292 430 555

**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.





# 7 Macbeth Road

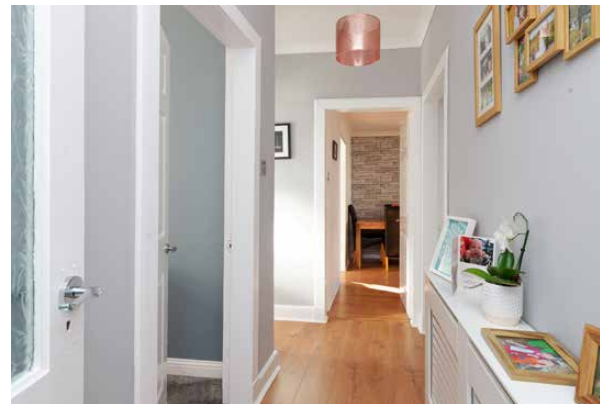
## STEWARTON, EAST AYRSHIRE, KA3 3AJ

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 (m²): 68m² | EPC Rating: C

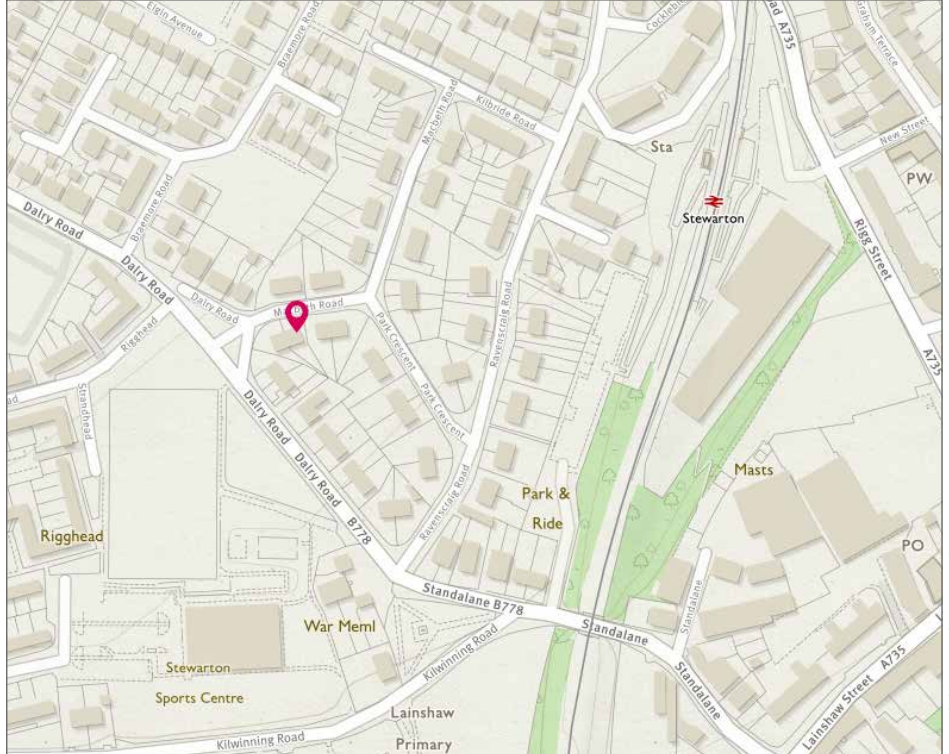
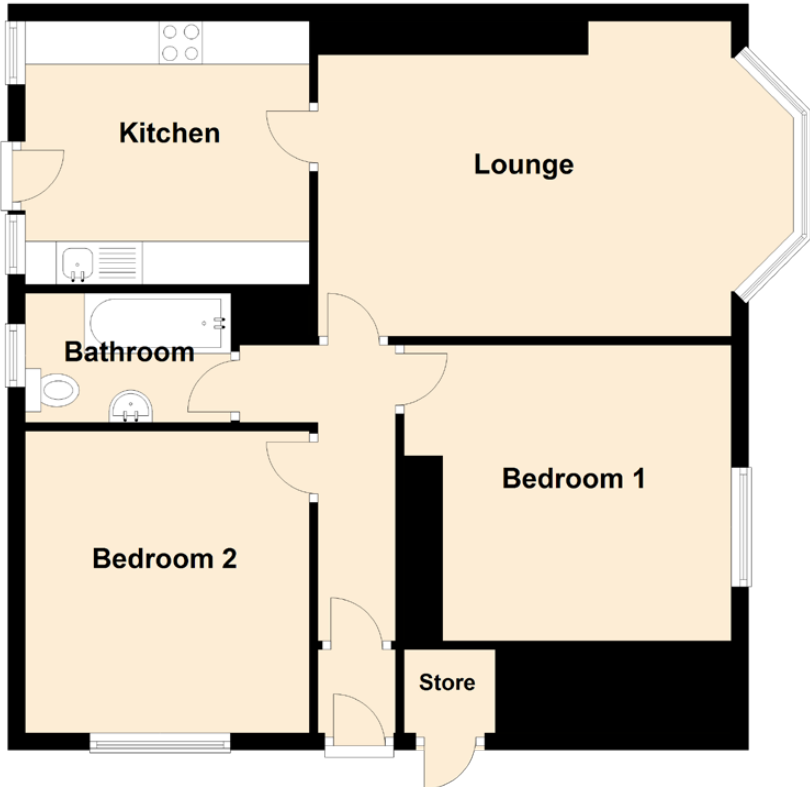


Image credit: <http://www.ordnancesurvey.co.uk/osmap/>



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.

