

25 Longbar Avenue

GLENGARNOCK, BEITH, NORTH Ayrshire, KA14 3BW



A spacious three-bedroom semi-detached house, positioned in a sought after area and close to road, bus and train links



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We are delighted to bring to the market this spacious three-bedroom semi-detached home. Inside the property, you will find a light-filled and spacious accommodation with an inspired layout over two levels. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

THE LOUNGE



A hallway entrance leads to all apartments on this level. A bright and airy lounge is flooded with natural light from the window to the front aspect. This feature fire gives the room a really cosy feel.

THE KITCHEN



The kitchen has been fitted to include a good range of floor and wall-mounted units with a contrasting worktop, creating a fashionable and efficient workspace. There is plumbed space for free-standing appliances. A contemporary family bathroom completes the accommodation on this level.



THE BATHROOM



Journeying up to the first floor, you will discover three well-proportioned bedrooms. All the bedrooms have a range of furniture configurations and space is provided for additional free-standing furniture if required.



BEDROOM 1



BEDROOM 2



BEDROOM 3

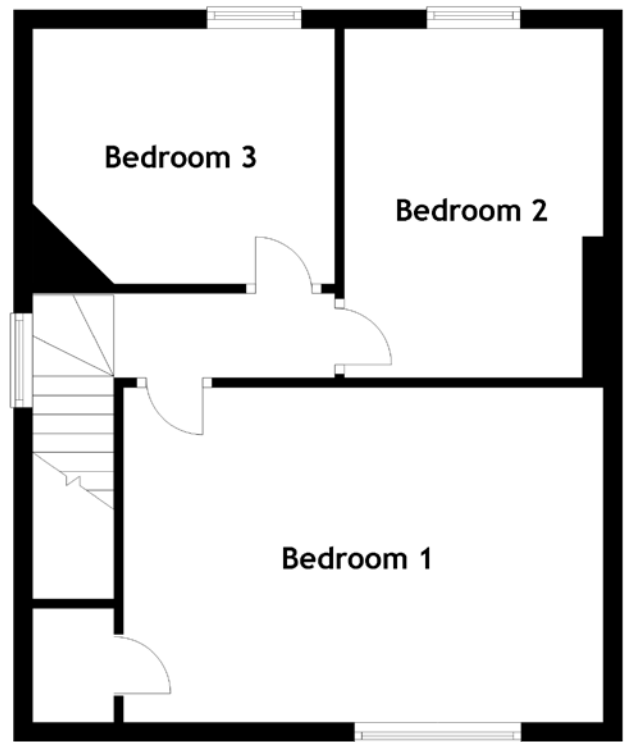
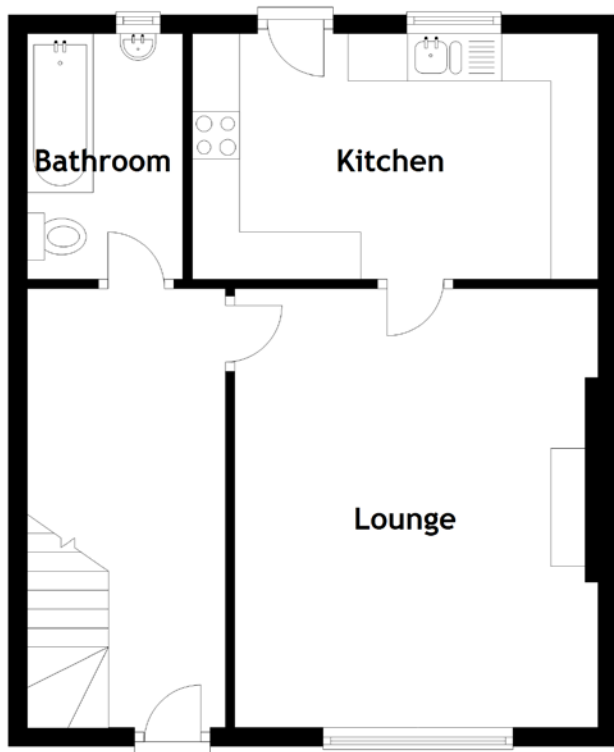


Externally, there are private front and rear gardens with a driveway to the side providing off-road parking. The gardens provide a safe environment for children and pets. The high specifications of this family home also include double glazing and gas central heating for a warm yet cost-effective way of living all year round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

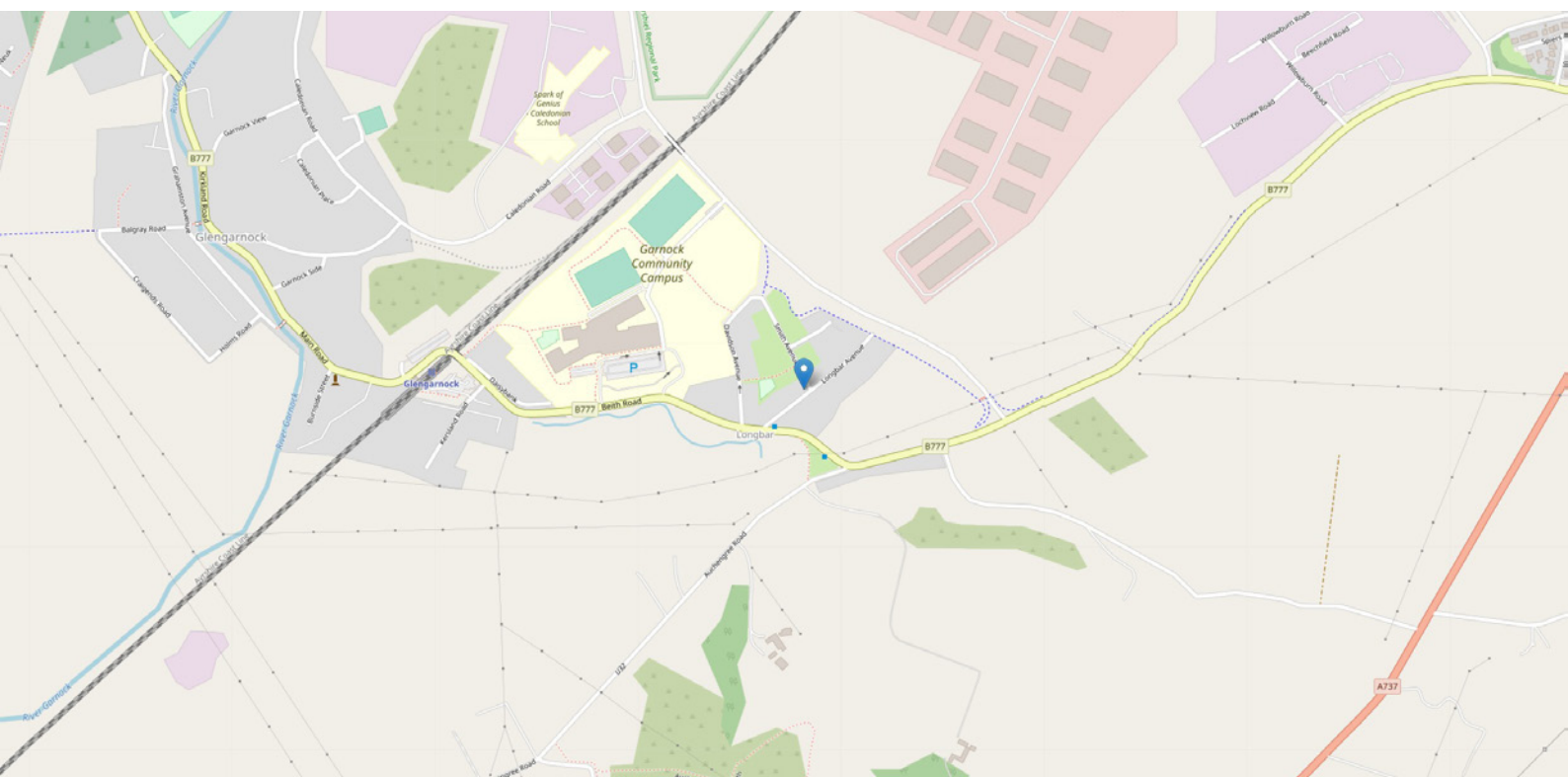
| | |
|-----------|--------------------------------|
| Lounge | 4.65m (15'3") x 3.85m (12'8") |
| Kitchen | 4.30m (14'1") x 2.60m (8'6") |
| Bathroom | 2.60m (8'6") x 1.65m (5'5") |
| Bedroom 1 | 5.00m (16'5") x 3.60m (11'10") |
| Bedroom 2 | 3.70m (12'2") x 2.80m (9'2") |

Bedroom 3

3.20m (10'6") x 2.70m (8'10")

Gross internal floor area (m²): 90m²
EPC Rating: C

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



THE LOCATION

The property is situated in the small village of Glengarnock and only a couple of minutes walk from Glengarnock railway station giving fast and easy commuting links to Glasgow or other towns in Ayrshire. Destinations further afield can be accessed via both public transport and car.





The superb setting is well-placed for a range of local services including shopping and schooling. A variety of local leisure pursuits are close at hand as is a superb network of off-road cycle tracks that can be very easily accessed. The new Garnock Community Campus is also only a few minutes from the property and consists of a new nursery, primary, high school and sports complex. The neighbouring towns of Kilbirnie and Beith offer a wider range of amenities including supermarkets, cafés, shops, libraries and doctor's surgery.



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