

12 Montgomerieston Place

KILBIRNIE, NORTH AYRSHIRE, KA25 6AD



Fully refurbished two-bedroom terraced house conveniently located in a popular pocket of Kilbirnie



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Jonny Clifford with McEwan Fraser Legal is delighted to present this fabulously affordable mid-terrace villa which has been extensively refurbished throughout to an impeccable standard. It benefits from a brand-new kitchen, bathroom, double glazing, solar panels, front & back doors, and a full rewire, with the jewel in the crown being a brand-new Air-Sourced Heat Pump. This is one of the most sustainable homes in Ayrshire with some of the lowest energy bills you'll find in any household. It would make for a fantastic first-time purchase or downsizing opportunity.

Welcome to No. 12 Montgomerieston Place. This is a fantastic opportunity for an astute buyer to purchase a fully refurbished two-bedroom mid-terrace home in Kilbirnie at a terrific asking price.

THE LOUNGE



Entering into the warm, welcoming reception hallway, you immediately realise just how much space is on offer. The family lounge is extremely bright and airy with newly installed, dual-aspect double-glazed window formations which infuse this entire space with natural sunlight, further enhancing the feeling of bright airy spaciousness that you get when you first walk in. The lounge has been tastefully decorated with fresh, neutral tones and quality fitted carpets, presenting the perfect spot to relax and unwind with family after a long day.

THE KITCHEN



The ultra-modern kitchen has been newly fitted to include a quality range of wall-to-floor mounted units with contrasting countertops, creating a fashionable and efficient workspace. A stylish UPVC door found in the kitchen offers access out to the rear garden.





Climbing a carpeted staircase to the first floor, you will find two generously proportioned bedrooms. The bright and airy family bathroom completes this wonderful accommodation internally and consists of a bath with shower, WC and wash-hand basin which is contained within a stylish vanity unit. Contemporary fixtures and fittings can be found throughout.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, the low-maintenance front garden has a paved walkway leading to a newly fitted UPVC door. The rear garden is low maintenance and a real sun trap in the warmer months.

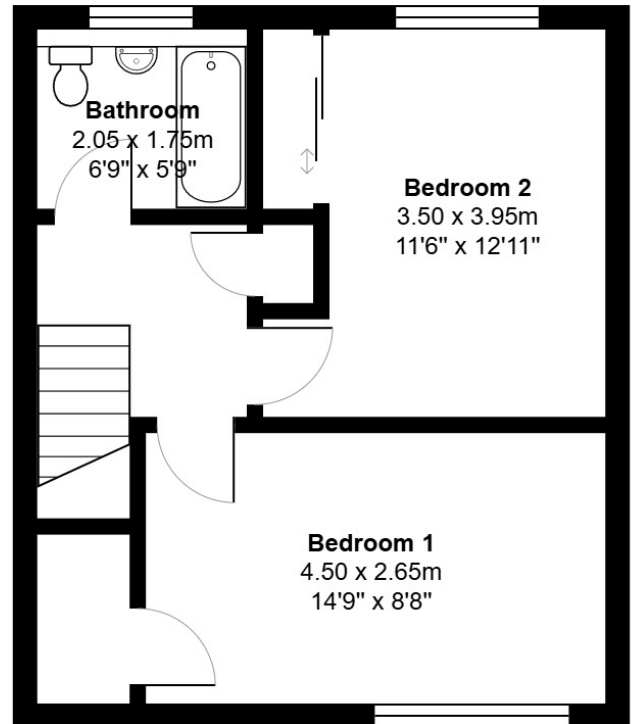
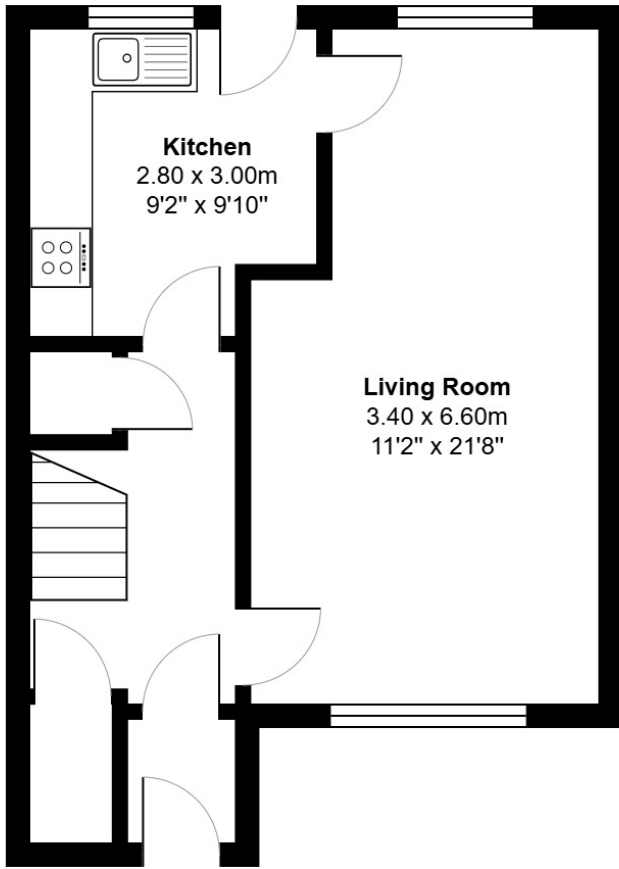
The property really shines when you look at how eco-friendly it is, it has a brand-new air-sourced heat pump, newly installed double-glazing as well as solar panels, providing all rooms with a delightful warmth, at a fraction of the price! This fabulous home would make an ideal purchase for first-time buyers, a small family or even a great investment property for a Buy-To-Let investor.

Early viewing is strongly advised to avoid disappointment.

EXTERNALS



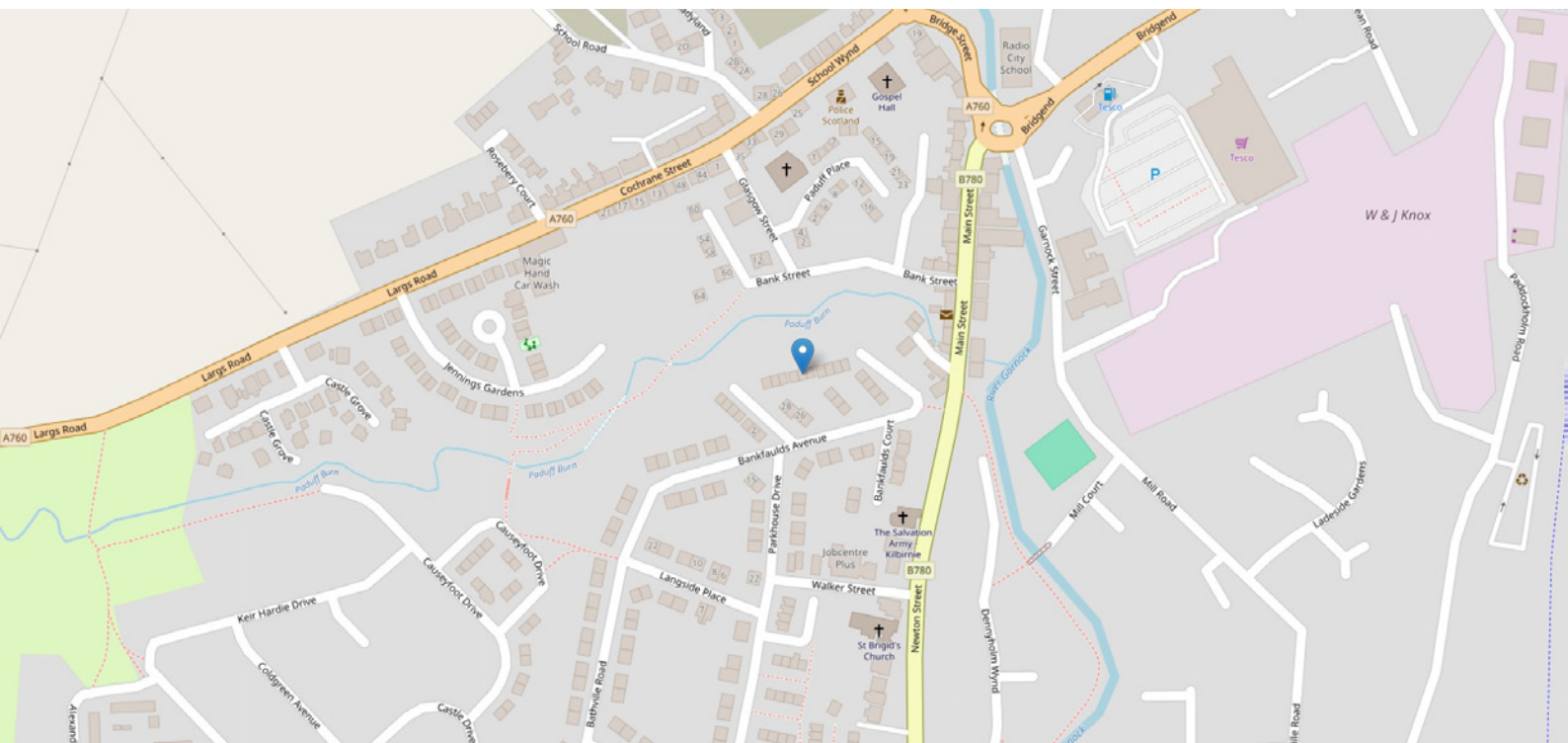
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 74m²

EPC Rating: D



THE LOCATION

Kilbirnie has a host of great local amenities including a health centre and a well-known supermarket. The property is also within the catchment area for the newly built secondary School, Garnock Community Campus with a leisure suite and swimming pool.





Park and ride facilities at Glengarnock train station are less than a five-minute drive and a regular bus service will have you in Glasgow City Centre in under 40 minutes. The West Coast with beautiful sandy beaches is only 20 minute's drive or a short train journey away.



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