



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**

*Rarely available four bedroom semi detached villa in
need of some upgrading and modernisation*



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to present to the market this good-sized four-bedroom semi-detached villa, situated within a highly sought-after area of Kilbirnie. The property offers spacious accommodation over two levels and would make an ideal buy for a wide range of potential purchasers looking for their ideal home. The property is in need of some upgrading and modernisation, however, it is perfect for those looking to put their own stamp on it and put their ideas into action.

THE LOUNGE



A bright and spacious lounge come dining area is flooded with natural light from both windows to the front and rear. The kitchen has a range of floor and wall-mounted units with a contemporary work surface, creating a fashionable and efficient workspace.

THE KITCHEN



LOWER BEDROOM (4)



One of the bedrooms is ideally placed on this level and can be transformed to meet each individual purchaser's needs and requirements such as an office for those requiring working from home arrangements, or a snug or games room.

The upstairs accommodation consists of three bright and airy well proportioned bedrooms, all with the added bonus of furniture configurations and space for additional free-standing furniture if required. The shower room completes the impressive accommodation internally.



BEDROOM 1



BEDROOM 2



BEDROOM 3



THE SHOWER ROOM

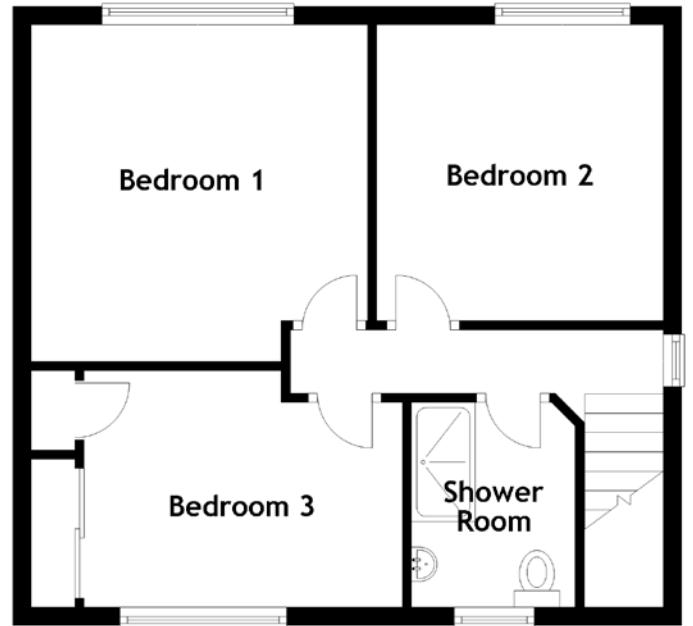
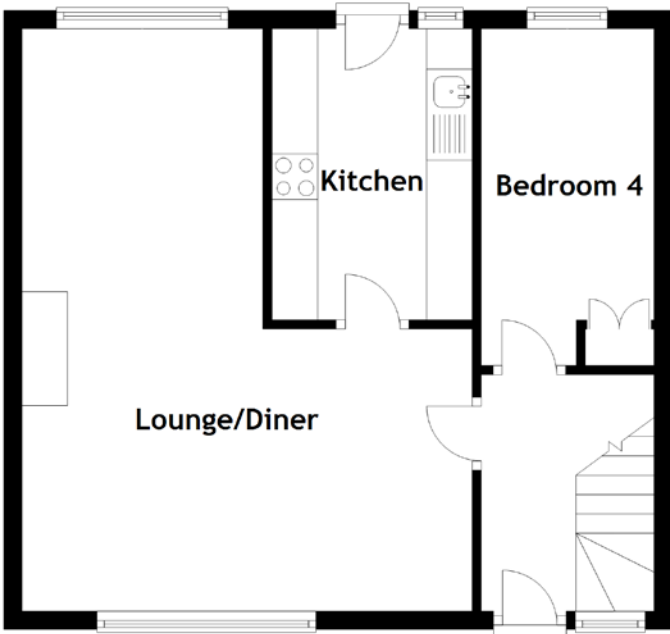


The property has a private front, side and rear gardens, all of which are real suntraps.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



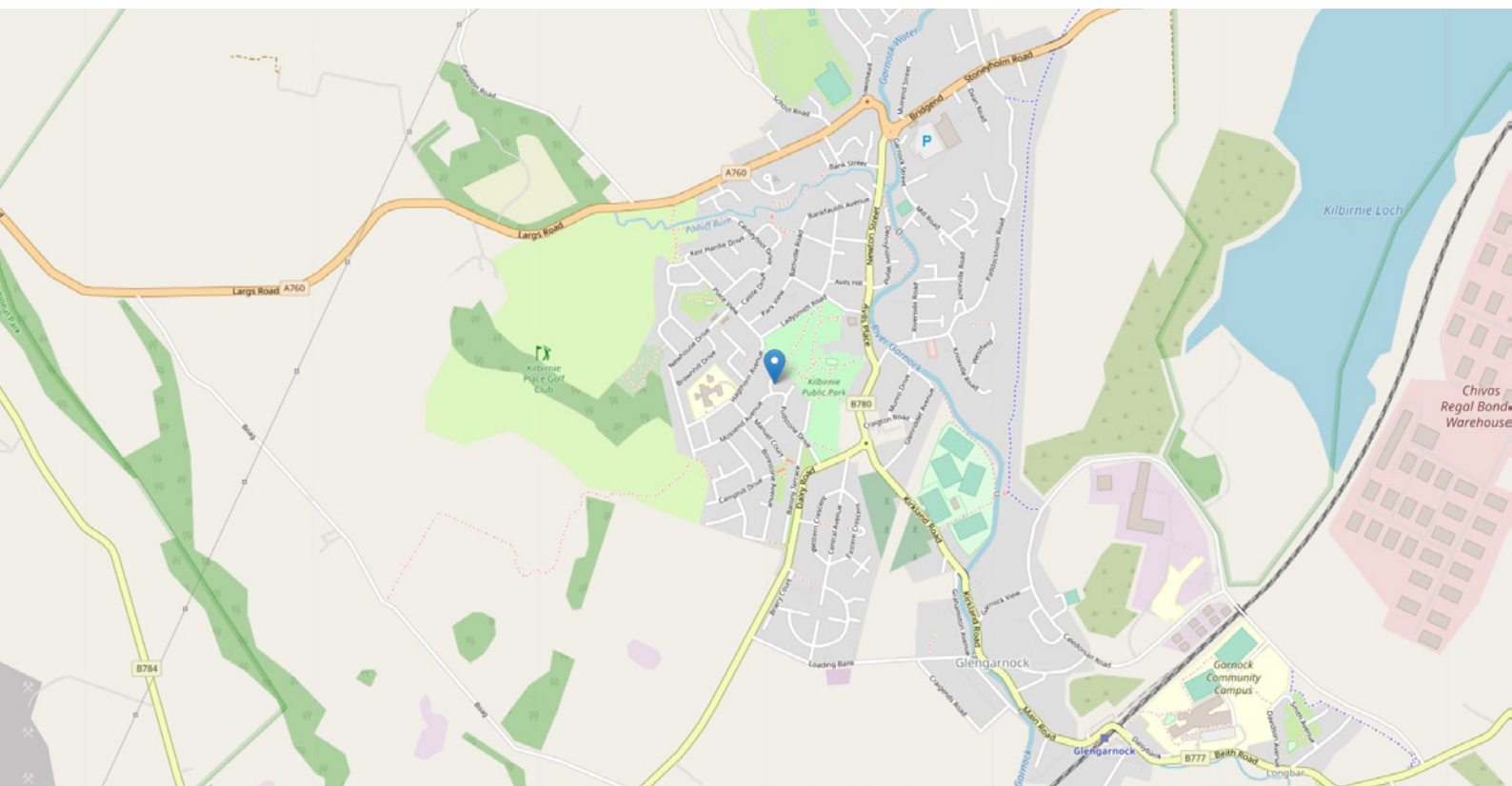
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	9.70m (31'10") x 4.95m (16'3")
Kitchen	3.20m (10'6") x 2.20m (7'3")
Bedroom 1	3.70m (12'2") x 3.70m (12'2")
Bedroom 2	3.25m (10'8") x 3.15m (10'4")
Bedroom 3	3.50m (11'6") x 2.60m (8'6")
Bedroom 4	3.70m (12'2") x 1.90m (6'3")
Shower Room	2.25m (7'5") x 1.80m (5'11")

Gross internal floor area (m²): 89m²
EPC Rating: E

Buyer's Premium Value: £2600.00

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



THE LOCATION

10 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 southwest of Glasgow and approximately ten miles from Paisley and Irvine. There is good schooling at both primary and secondary levels including Moorpark, St Bridgets 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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THE SUNDAY TIMES
THE TIMES



Text and description
DIANE KERR
Area Manager



Layout graphics and design
ALLY CLARK
Designer

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