

16 Jennings Gardens

KILBIRNIE, NORTH AYRSHIRE, KA25 7BF



A bright and spacious three bedroom semi-detached house, tucked away in a popular area of Kilbirnie



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We are delighted to introduce to the market this superb three-bedroom semi-detached villa within a highly sought-after area of Kilbirnie. The property offers fantastic and flexible accommodation which is formed over two levels and would be a great purchase for a variety of people looking for their first or next home. The property has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor.

THE LOUNGE

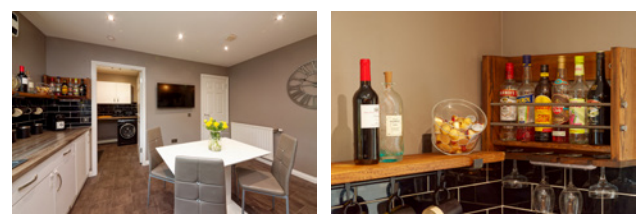


The property is accessed via the hallway which allows entry to all rooms on this level. An immediately impressive lounge is flooded with natural light from the bay window to the front aspect, whilst also offering a pleasant outlook.

THE KITCHEN

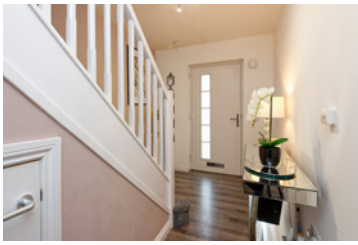


The dining kitchen has a modern range of floor and wall-mounted units with a striking worktop, creating a fabulous and efficient workspace. An added bonus is the utility which allows access to the fully enclosed rear garden. The downstairs WC completes the accommodation on this level and has space provided to host a shower or wet room.



THE UTILITY & WC



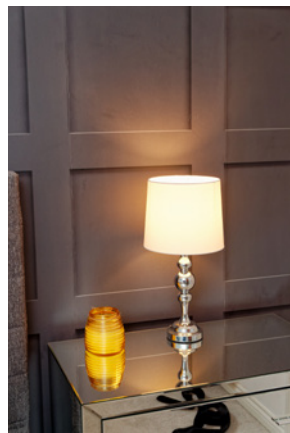
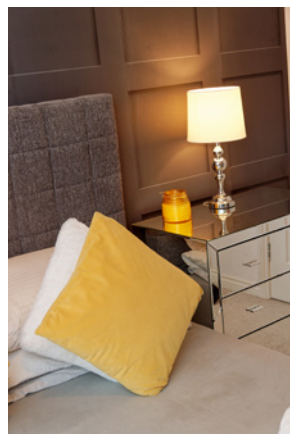


Journeying upstairs, you will discover three well-proportioned bedrooms. All of the rooms boast built-in wardrobes and have the advantage of space for additional free-standing furniture if required. The family bathroom suite completes the impressive accommodation internally. Subject to obtaining the necessary planning and consent, the loft could be transformed into a fourth bedroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2

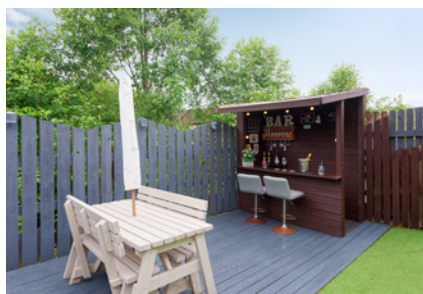


BEDROOM 3

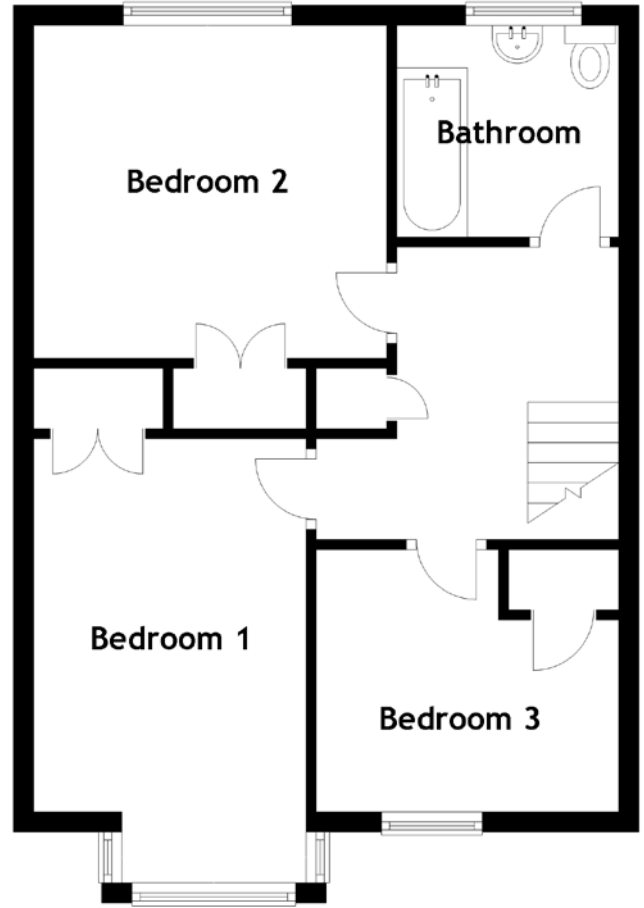
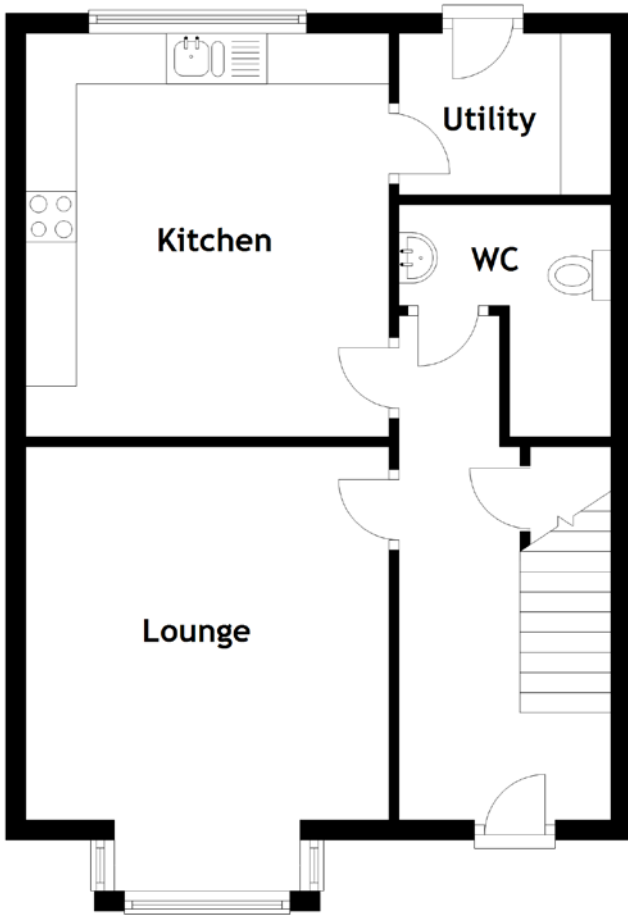


Externally, to the front of the property, there is a double driveway with a fully enclosed garden to the rear. The rear garden is a real suntrap, with the sun still being in the garden until late evening in the summer months. The rear garden has a high level of privacy and consists of a large decking area, Astro Turf and concrete slabs. The bar and hot tub area/seating zone will be popular with family and friends. The high specifications of this family home also include double glazing and gas central heating for additional comfort.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



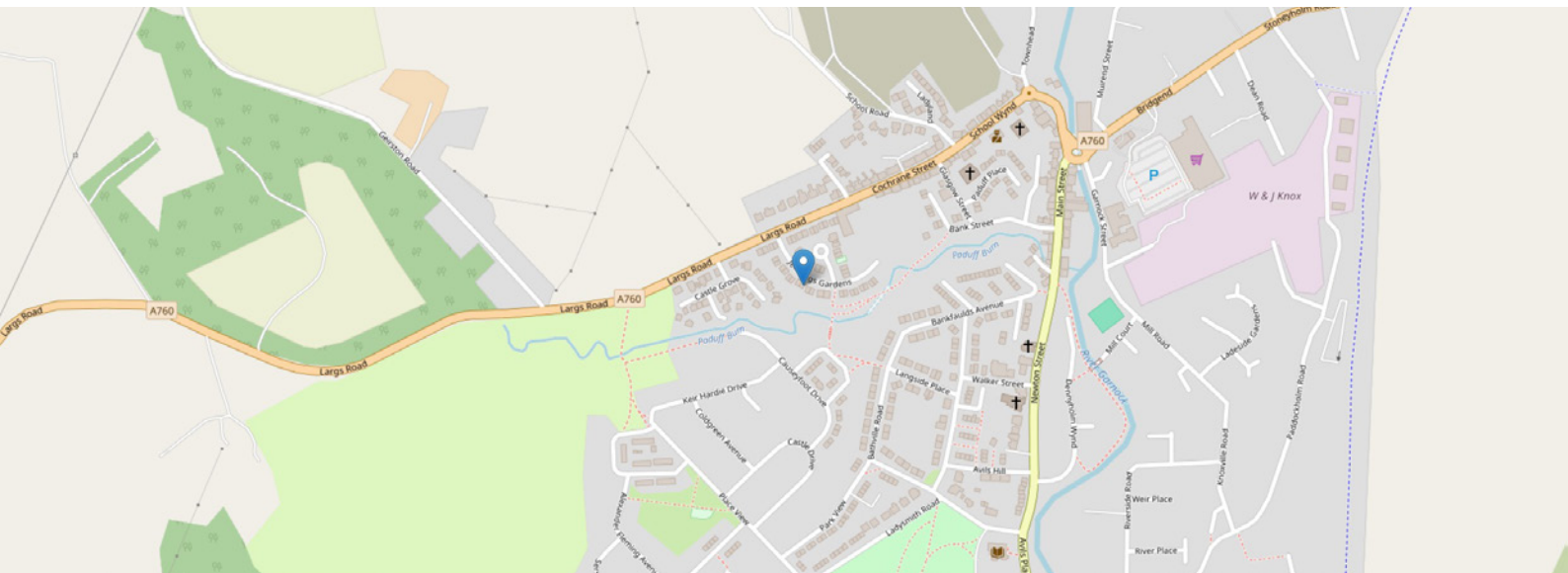
Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.60m (11'10")
Kitchen	4.00m (13'1") x 3.60m (11'10")
Utility	2.10m (6'11") x 1.60m (5'3")
WC	2.30m (7'7") x 2.10m (6'11")
Bathroom	2.20m (7'3") x 2.10m (6'11")

Bedroom 1	4.55m (14'11") x 2.75m (9')
Bedroom 2	3.50m (11'6") x 3.30m (10'10")
Bedroom 3	2.95m (9'8") x 2.60m (8'6")

Gross internal floor area (m²): 93m² | EPC Rating: C

Extras: Carpets and floor coverings, light fixtures and fittings, blinds. Furniture is negotiable with the seller.



THE LOCATION

16 Jennings Gardens 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 south-west 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. Other amenities include local and supermarket shopping facilities such as cafes, shops, a library, and doctors' surgery.

Glengarnock station is a five-minute drive and trains run frequently from here to Glasgow and Ayr. Those seeking further amenities can find these in abundance in the coastal town of Largs and inland towards Paisley and Glasgow. Kilbirnie offers an ideal base to access all major road networks and is in close proximity to both International airports at Glasgow and Prestwick.



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