

56 Central Avenue

KILBIRNIE, NORTH AYRSHIRE, KA25 6JP



*A SPACIOUS THREE-BEDROOM MID-TERRACE HOUSE,
POSITIONED IN A POPULAR POCKET OF KILBIRNIE*



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This generously proportioned three-bedroom mid-terraced villa is ideally located within a highly sought-after area of Kilbirnie, offering flexible accommodation over three levels. Presented to the market by McEwan Fraser Legal, this property will appeal to a wide range of buyers seeking a comfortable and versatile home.

The ground floor features a bright and spacious lounge, where a large front-facing picture window allows natural light to flood the room, creating a warm and inviting space to relax.

The Property

The well-appointed kitchen offers an excellent range of floor and wall-mounted units, complemented by a contemporary work surface with plumbed space for free-standing appliances, while ample space for a dining table and chairs makes this an ideal area for both everyday living and entertaining. A useful utility area can be found next to the kitchen.





On the first floor, there are two well-proportioned bedrooms, both benefiting from built-in storage. Each room is neutrally decorated, providing a blank canvas for buyers to personalise. A family bathroom completes this level.



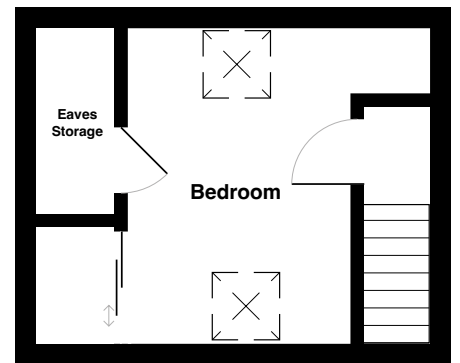
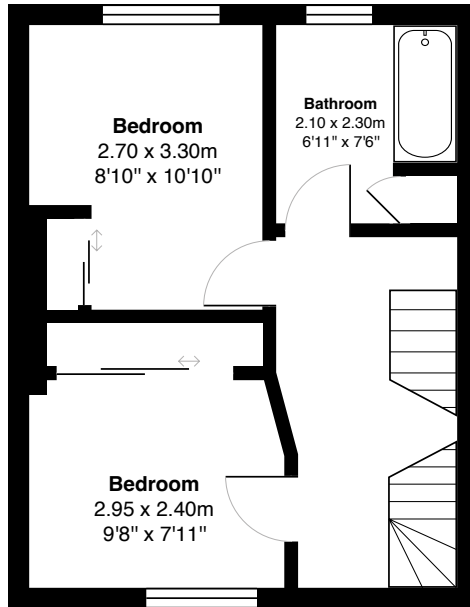
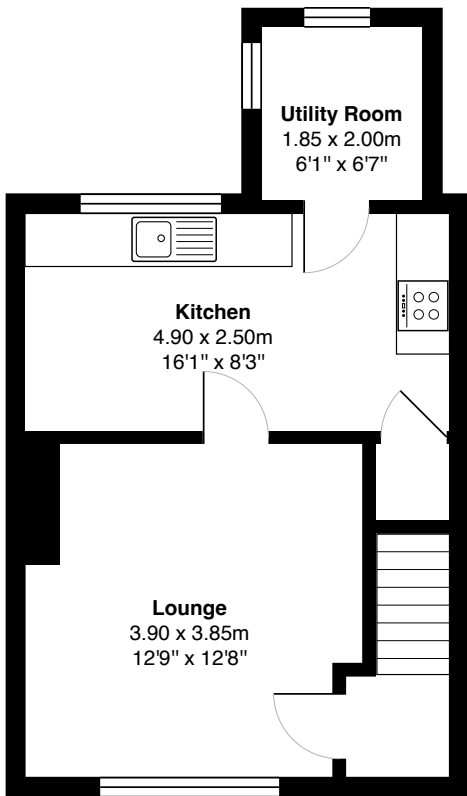






The second floor hosts the third bedroom, currently utilised as a games room and home office. This flexible space can easily be adapted to suit individual needs, whether as a bedroom, workspace, or hobby room.





Gross internal floor area (m²): 81m²

EPC Rating: C

Externally, the property enjoys private gardens to both front and rear. The front garden includes a driveway, providing convenient off-street parking. To the rear, a fully enclosed garden offers a safe and secure environment, perfect for families, pets, or those who enjoy outdoor living. With its sunny aspect, this space is ideal for relaxing or entertaining during the warmer months.





Kilbirnie is a North Ayrshire town that has amenities to include local primary and secondary schooling, along with local and supermarket shopping facilities such as cafes, shops, leisure centre, library, doctors surgery and schools.

Glengarnock station is a ten-minute walk and trains run frequently from here to Glasgow and Ayr. 56 Central Avenue is positioned within the highly sought after area more commonly known as 'The Garden City'. 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.

The Location



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