



  
**McEwan Fraser Legal**

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**39 Moorpark Road West**

STEVENSTON, NORTH AYRSHIRE, KA20 3HU

# Stevenston

NORTH AYRSHIRE, KA20 3HU

Moorpark Road West is set within the popular town of Stevenston, which is less than six miles from the town centre of Irvine and only thirteen miles from Kilmarnock. Forty miles takes you to the centre of Glasgow and twenty miles to the centre of Ayr. Local shops can be found within the area which provides the necessary day to day requirements. A retail park which hosts a number of outlets such as a Morrisons supermarket, B&M Bargains store, McDonalds fast food restaurant and B&Q can be found a short distance away. The nearby town of Irvine also offers a good range of high street shops, supermarkets, including retail parks and leisure centre and professional facilities. There are both primary and secondary schooling available in the town and James Watt College nearby in Kilwinning.

The A78, from Irvine to Kilmarnock, gives easy access to the recently upgraded and refurbished A77, M77 motorway link and all main arterial routes. This provides easy access for the commuter with links accessing in a southerly direction towards Ayr and Girvan, the Ayrshire coast and in a northerly direction toward Glasgow. Stevenston has a mainline rail station, with a comprehensive service to Glasgow (approximately every thirty minutes) Glasgow Prestwick International Airport is fourteen miles away and has regular and enhanced flight services to Ireland and the rest of Europe. Glasgow Airport is twenty miles away and is the main route for all the major tour operators and also has regular services southbound.



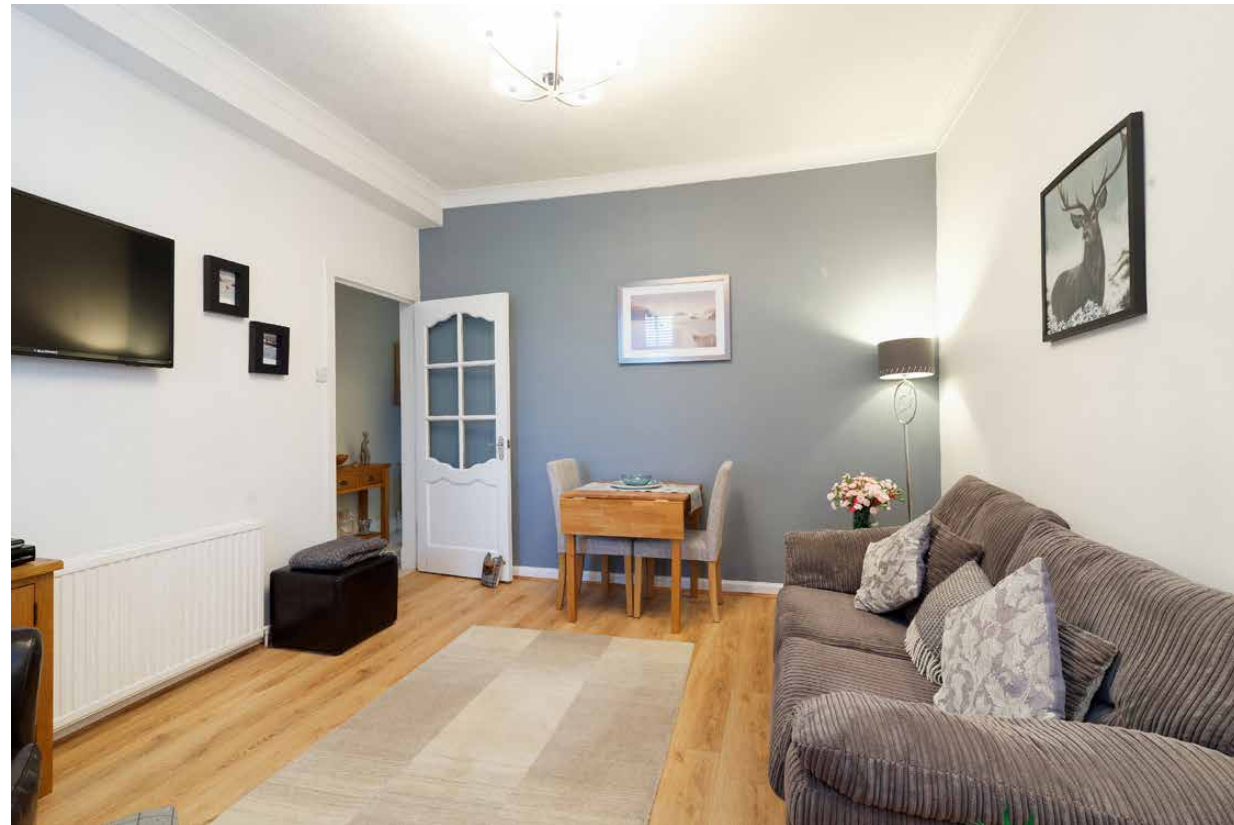
# 39 Moorpark Road West

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Part Exchange Available. We are delighted to bring to the market this striking one bedroom main door flat that creates a spacious, low maintenance, design-led property that oozes modern and contemporary living.

The apartment has been well designed to maximise the natural available light, creating a modern ambience and would be perfect for a wide variety of purchaser's looking for their ideal home. Room dimensions are incredibly generous and the accommodation has been arranged to offer flexibility and individuality. A welcoming hallway leads to all rooms in the apartment, this sets the tone for the rest of this beautiful property. The formal lounge is a fusion of practicality and style and is the perfect ambience in which to unwind after a hard day. The kitchen has been fitted to include modern floor and wall mounted units with a striking work surface, creating a fashionable and efficient work-space and comes complete with a host of integrated appliances. A door from this zone allows you into the rear gardens, which are a real suntrap - especially in summer months. The crisp and contemporary styling continues into the well proportioned bedroom. This room is flooded with natural light and has a range of furniture configurations and space for additional free standing furniture if required.

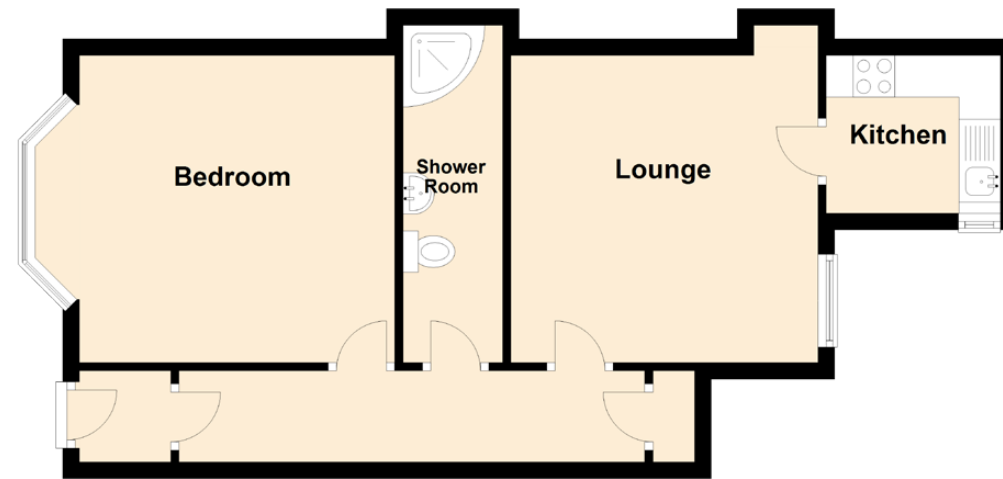
The stunning shower room completes this eye-catching property internally. Double glazing and gas central heating has been provided throughout to create a warm yet cost-effective way of living all year round.





# Specifications

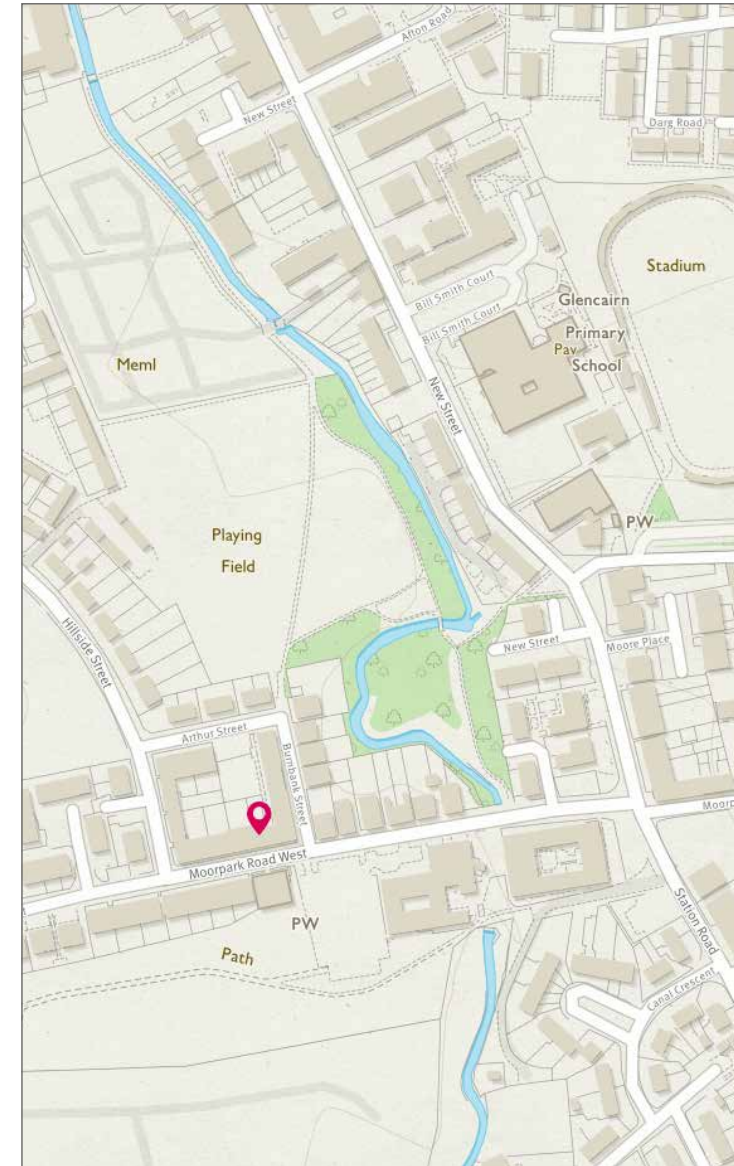
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.70m (12'2") x 3.70m (12'2")
Kitchen	2.10m (6'11") x 1.90m (6'3")
Bedroom	3.80m (12'6") x 3.70m (12'2")
Shower Room	3.90m (12'10") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup> | EPC Rating: C






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**Part  
Exchange  
Available**

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Text and description  
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Surveyor



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**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
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Designer