

33 Eastern Crescent

KILBIRNIE, KA25 6JJ



Well maintained and spacious two bedroom upper cottage flat, tucked away in a popular pocket of Kilbirnie.



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Part Exchange Available. McEwan Fraser Legal are delighted to present to the market this well maintained and spacious two-bedroom upper cottage flat tucked away in a popular pocket of Kilbirnie, more commonly known as The Garden City. The property offers spacious and light-filled accommodation on one level and is offered to the market in “walk-in” condition. Once inside, discerning purchasers will be greeted with a first-class specification.

The apartment 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. A real bonus is the useable loft space and the private driveway providing off road parking.

THE LOUNGE



In more detail, the accommodation comprises: Entrance hall with stairs rising to the landing, which allows access to all apartments. A bright and airy lounge with a pleasant outlook to the front of the property is flooded with natural light.

THE KITCHEN



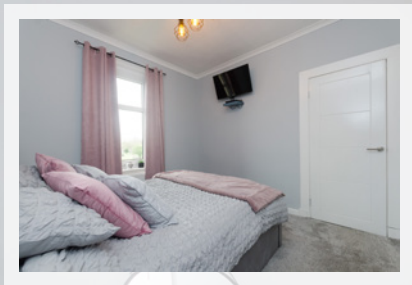
The modern kitchen offers a selection of base and wall units with a host of integrated appliances. There is space provided for a freestanding fridge freezer and washing machine.



The two well-appointed double bedrooms are bright and airy - both with a range of furniture configurations and ample room for additional free-standing furniture if required. A contemporary shower room completes the accommodation on this level.

BEDROOM 1





BEDROOM 2 & SHOWER ROOM





A drop-down ladder in the hallway gives access to useable loft space. This area is boarded and is currently used as a 'cinema room'.

THE LOFT



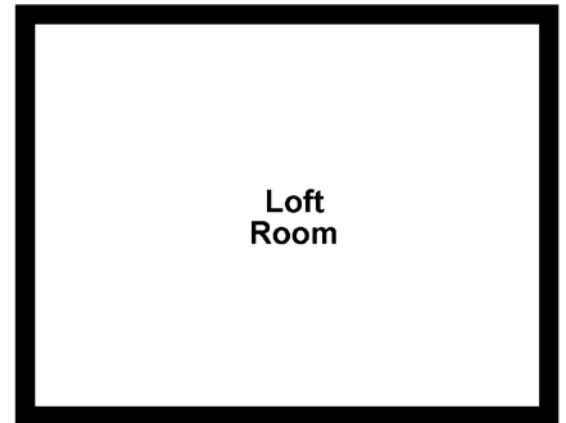
THE GARDEN

Externally, the property boasts a private side and rear garden - The good sized private rear garden is fully enclosed and will be a huge benefit to families or to those who simply enjoy outdoor living. This area is a real sun trap and is a great spot to spend a lazy summer's day

Further features include gas central heating and double glazing for a warm yet cost-effective way of living all year round. A quite unique property - well worthy of internal inspection.



FLOOR PLAN, DIMENSIONS & MAP



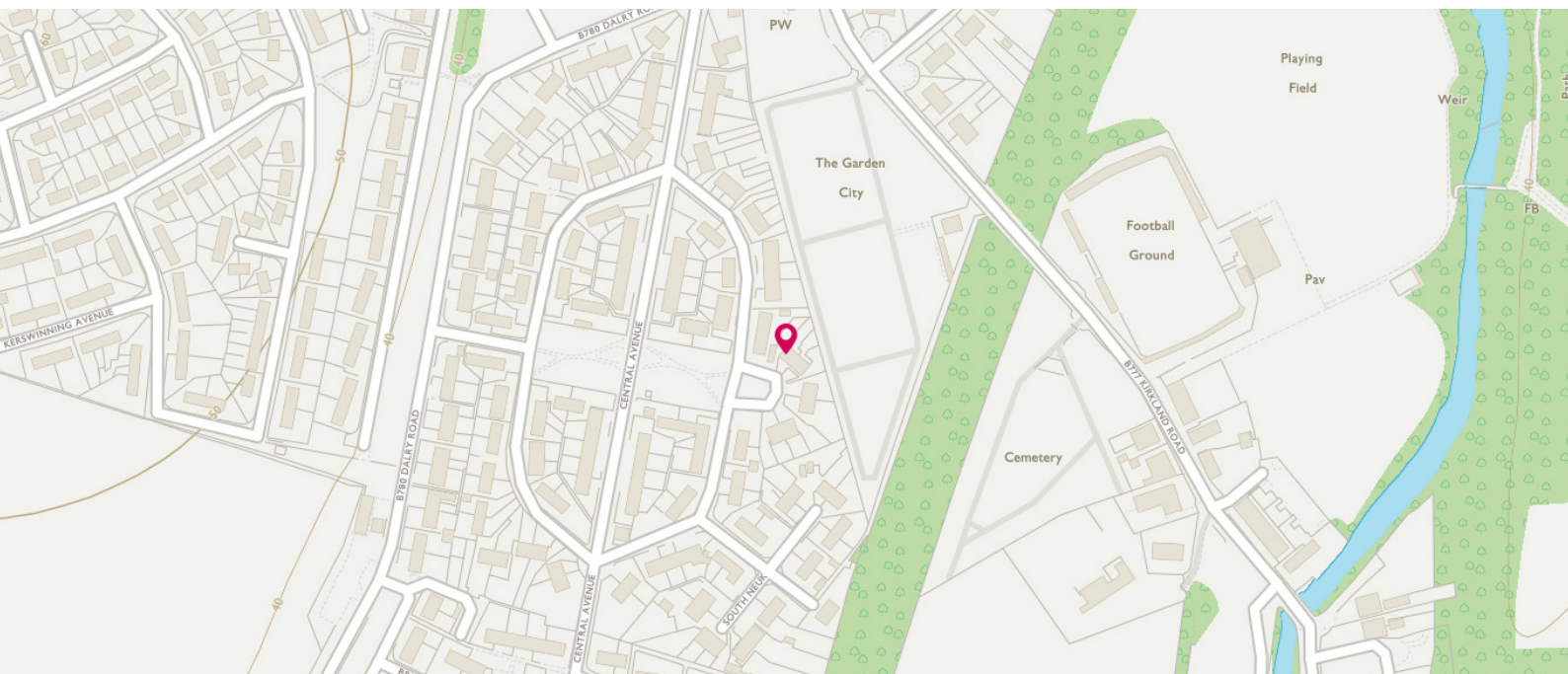
Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|--------------------------------|
| Lounge | 4.61m (15'2") x 3.70m (12'2") |
| Kitchen | 2.80m (9'2") x 2.00m (6'7") |
| Bedroom 1 | 4.25m (13'11") x 3.12m (10'3") |
| Bedroom 2 | 3.10m (10'2") x 3.03m (9'11") |
| Shower Room | 1.70m (5'7") x 1.36m (4'6") |

Loft Room 5.14m (16'10") x 3.90m (12'9")

Gross internal floor area (m²): 58m²
EPC Rating: C

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



THE LOCATION

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. 33 Eastern Crescent 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.




Solicitors & Estate Agents

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